

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

# City of Palm Springs Citywide Historic Context Statement & Survey Findings *December 2018*

HISTORIC RESOURCES GROUP





PREPARED FOR/HJ

City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262



## Historic Resources Group

Adopted by the Palm Springs City Council by  
Resolution No. \_\_\_\_\_ on \_\_\_\_\_, 2019

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## Executive Summary

In 2014, the City of Palm Springs commissioned a citywide historic context statement and historic resources survey of built resources as part of the ongoing historic preservation planning efforts in the city. The City initiated its first comprehensive historic resources survey in 1976 as a result of the community's desire to identify and document its rich architectural heritage. Citywide surveys undertaken in 1983 and 1987 resulted in the creation of a base list of potential architectural and historical resources throughout the city. These surveys were updated in 2001 and 2004. In 2014, the City of Palm Springs became a Certified Local Government; maintaining and updating historic resources surveys of the built environment undertaken by qualified historic preservation professionals is a requirement of that program.

The 2014 project included the development of a comprehensive citywide historic context statement and survey update of buildings constructed through 1969. The project was conducted between July 2014 and June 2016; the Ethnic Minorities chapter was commissioned by the City in 2017 and is included at the end of the citywide context statement. The historic context statement follows guidelines established by the National Park Service and the California Office of Historic Preservation, and outlines the major development patterns in the city for use in identifying and evaluating potential historic resources. The survey component of the project reviewed the properties that collectively comprised the City Historic Resources Database, and identified additional properties and neighborhoods that may be eligible as historic resources for inclusion on the City's inventory. These properties were assessed from the public right-of-way using current preservation standards and practices. Each property was evaluated for potential eligibility for listing at the federal, state, and local levels according to the registration requirements developed for each context/theme in the historic context statement. The result is an updated citywide inventory of properties and neighborhoods with potential historic significance that will satisfy the requirements of the Certified Local Government program; provide baseline information for planning purposes and environmental review in the City of Palm Springs; and assist property owners and the Historic Site Preservation Board in the identification of properties for local designation. Note that this study covers the built environment in Palm Springs; archaeological and other subterranean resources are outside the scope of this project and were not surveyed.



# Introduction



Aerial photograph of downtown Palm Springs, c. 1950. Source: Eric G. Meeks.

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**City of Palm Springs**

**Citywide Historic Context Statement & Survey Findings**

**HISTORIC RESOURCES GROUP**

## INTRODUCTION

As part of the ongoing efforts to identify and evaluate the City's historic resources, in 2014 the City of Palm Springs embarked on a citywide historic resources survey and development of a comprehensive historic context statement. The context was developed by Historic Resources Group (HRG), including Christine Lazzaretto, Principal; John LoCascio, AIA, Senior Architect; Molly Iker, Architectural Historian; and sub-consultants Sian Winship, Architectural Historian; and Alan Hess, Architect and Architectural Historian. Local historian Steve Vaught was an advisor and contributor to the project. The field study was conducted by HRG staff Christine Lazzaretto; Paul Travis, AICP, Principal; Robby Aranguren, Planning Associate; John LoCascio, AIA, Senior Architect; and sub-consultant Sian Winship. All HRG staff meet the Secretary of the Interior's qualifications in historic preservation.<sup>1</sup> The City Planning Department was responsible for management and coordination of the project with input provided by the Historic Site Preservation Board (HSPB).

### **Historic Context Statement: Purpose**

In order to understand the significance of the historic and architectural resources in the City of Palm Springs, it is necessary to examine those resources within a series of contexts. The purpose of a historic context statement is to place built resources in the appropriate historic, social, and architectural context so that the relationship between an area's physical environment and its broader history can be established.

A historic context statement analyzes the historical development of a community according to guidelines written by the California Office of Historic Preservation (OHP) and the National Park Service, as specified in *National Register Bulletin 16A: How to Complete the National Register Registration Form* and *National Register Bulletin 24: Guidelines for Local Surveys*. Bulletin 16A describes a historic context as follows:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place,

<sup>1</sup> Federal Register, Vol. 48, No. 190, p. 44738-44739, September 29, 1983.

and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.<sup>2</sup>

A historic context statement is linked with tangible built resources through the concept of “property type,” which is a grouping of individual properties based on shared physical or associative characteristics.<sup>3</sup> It should identify the various historical factors that shaped the development of the area, including:

- Historical activities or events
- Historic personages
- Building types, architectural styles, and materials
- Patterns of physical development

A historic context is not intended to be a comprehensive history of a city. Rather, its purpose is to highlight trends and patterns critical to the understanding of the built environment. It identifies the various historical factors that shaped the development of the area, including historic activities or events, important people, building types, architectural styles, and patterns of physical development. The historic context provides a framework for the continuing process of identifying historic, architectural, and cultural resources in the city. It is meant to serve as a guide to enable citizens, planners, and decision makers to evaluate the relative significance and integrity of individual properties and neighborhoods. Specific examples referred to in this context statement are included to represent significant examples of a pattern of development; architectural style; the work of a significant architect; or to illustrate physical and associative characteristics of a particular resource type. The survey findings included in Appendix C (individual properties) and Appendix D (historic districts) indicate which properties appear eligible for designation under each context and theme as a result of this study.

#### **Historic Context Statement: Methodology**

The historic context statement and survey uses the National Register of Historic Places Multiple Property Submission (MPS) approach, and covers each significant phase of the city’s built environment, from the

<sup>2</sup> National Park Service, “National Register Bulletin 16A: How to Complete the National Register Registration Form,” Washington, DC: U.S. Department of the Interior, National Park Service, 1997.

<sup>3</sup> National Park Service, “National Register Bulletin 24: Guidelines for Local Surveys,” Washington, DC: U.S. Department of the Interior, National Park Service, 1977; revised 1985.



19<sup>th</sup> century through 1969.<sup>4</sup> Existing studies, contexts, and survey evaluations were used in the development of this document. These were supplemented by additional research using both primary and secondary sources and consultation with local experts to develop the historical narrative of Palm Springs, and provide additional information about significant individual properties, tract developments,<sup>5</sup> and neighborhoods.

Research efforts to inform both the context and field study included:

- Literature review of published and online sources for property-specific information about potentially architecturally or culturally significant properties in Palm Springs.
- Review of the 2004 survey.
- Review of relevant building permits, tax assessor data, Sanborn Fire Insurance Maps (available for select areas in 1929 with a 1962 update), and aerial photographs. Note that City of Palm Springs historic building permits do not list the name of the architect, making attribution difficult in many cases.
- Development of study maps illustrating the growth of Palm Springs by decade in order to review development and settlement patterns.
- Mapping of residential tracts in Palm Springs subdivided prior to 1969 using the Riverside County Land Information system, tract maps, and survey records.
- Research on ownership of all tracts to confirm individuals, developers, or investor consortia.
- Search of the *Palm Springs Villager* for key developments, owners, architects, and other historic personages.
- Search of the clippings files at the Palm Springs Historical Society.
- Search of the clippings files at the Palm Springs Library.
- Search of Palm Springs Historical Society Photo Collection.
- Online and manual search of Palm Springs City Directories up to 1970, as available.
- Selected reading and research of the *Desert Sun* on microfilm and online. Note that the *Desert Sun* did not become available online until after the development of the first draft of the context

<sup>4</sup> A significant context in Palm Springs is the influence of the LGBT community; however, much of the documented history dates to the recent past and therefore was outside the scope of this project. Early associations with the LGBT community are largely based on undocumented rumors that should be confirmed as part of a comprehensive study of the LGBT community in the city.

<sup>5</sup> Note that research into the tract development of Palm Springs was undertaken by the project team in order to understand the residential development patterns in the city, and to aid in development of the historic context narrative and the identification of potential historic districts. A complete history of each tract subdivided in a city is not typically included in a historic context statement, which is meant to document overall patterns and trends, and it was outside the scope of this project. All tract research that was compiled as part of this project is included, either in the historic context statement, in the Overview of Tract Development in Appendix B, or as part of the statement of significance for a potential historic district.

statement and the completion of the reconnaissance survey, limiting the availability of information from this primary source to the project team.

- Review of *Palm Springs Life*.
- Online searches of the Avery Index to Architectural Periodicals and review of articles generated.
- ProQuest searches of the *Los Angeles Times* and other publications, including period trade publications.
- Searches of the *Desert Sentinel*, *San Bernardino County Sun*, and other Inland Empire newspapers available online.
- Review of American Institute of Architects (AIA) membership files.
- Review of all HOA websites and outreach to selected HOAs for historical information.
- Review of selected neighborhoods in U.S. Census.
- Field trips to relevant architectural archives including the Getty Research Institute, University of California, Santa Barbara (UCSB), Cal Poly Pomona, University of California, Los Angeles (UCLA), University of Southern California (USC), and Cal Poly San Luis Obispo.
- Review of photo databases including Calisphere, Los Angeles Public Library, the Mott Collection, USC Digital Archive, UCLA Digital Archive, and Getty Images.
- Email outreach to architects William Krisel, Paul Thoryk, Roger Bray, Peter Munselle, Gruen Associates, and B3 Architecture Studio.
- Outreach (email/in person) for the residential development sections includes: Peter Moruzzi, Chris Menrad, Nicole Wenzell, Renee Brown, Lauren Weiss Bricker, Volker Welter, and Hicks Stone.
- Outreach/consultation for the architectural history sections includes: Palm Springs Modernism Committee; Palm Springs Art Museum/Architecture + Design Center (Sidney Williams, J.R. Roberts, Beth Edwards Harris); Palm Springs Preservation Foundation (Ron Marshall, Barbara Marshall, Tracy Conrad, Susan Secoy Jensen); Palm Springs historians, preservationists, architects: Jim West; Mark Davis; William Kopelk; Michael Stern; Brad Dunning; Volker Welter; Eric Williams; William Krisel, architect; Hugh Kaptur, architect; Donald Wexler, architect; Cal Poly Pomona (Lauren Bricker, archivist); Cal Poly San Luis Obispo (Jessica Holada, archivist); and landscape historian (and Herbert Burns expert) Steven Keylon.
- Comments on the first draft were received from John Sanborn and Will Kleindienst.
- Comments on the second draft were received from the Agua Caliente Band of Cahuilla Indians.
- Significant input on both drafts provided by members of the HSPB and Marvin Roos. HSPB members additionally consulted with Kitty Keiley Hayes, Steve Nichols, and Moya Henderson.

### **Historic Resources Survey: Methodology**

Following an initial research period to review existing documentation about historic resources in the city, including the 2014 City Historical Resource Database, the project team conducted a citywide, street-by-street reconnaissance survey. The reconnaissance survey helped to inform the development of the context statement and was used to identify specific local conditions, the number and type of extant resources in the area, and the overall character of the commercial and residential neighborhoods within the city. The development of evaluation criteria, integrity thresholds, and registration requirements for evaluating historic resources in Palm Springs for eligibility at the federal, state, and local levels was also informed by information gathered during the initial field study. Based on this information and research efforts for the context statement, a study list of properties was developed for further review and documentation. Additional field study and research was conducted on all properties on the study list, which was then updated and revised to comprise the final inventory list. In general, only those properties or neighborhoods identified as eligible for designation were documented as part of this survey. The exception is those properties that were on the City Historical Resource Database but that are no longer eligible for designation; those properties have been documented in the database for reference by City staff. Note that this study covers the built environment in Palm Springs; archaeological and other subterranean resources are outside the scope of the project.

All properties and neighborhoods that were documented as part of this project were observed and photographed from the public right-of-way. A considerable obstacle in Palm Springs is that many potentially significant properties are not visible from the street. Those properties that are not fully visible, but for which there is a known historic association, were documented in the database with all available information. There are several significant subdivisions and neighborhoods, including Southridge Estates and Smoke Tree Ranch, which are not included in the survey findings as those neighborhoods are not accessible to the public. Those areas should be included in future studies, if possible.

### Data Management

All property-specific information was documented in an Access-based database which includes a digital photograph; general property information (Assessor parcel number, address, date of construction, architect (if known); significant owners (as needed); documentation of alterations (based primarily on field observations); identification of architectural features; and a current evaluation. An electronic version of the database accompanies this report. Data can be sorted for further analysis and/or linked with the City's internal mapping and database systems. The database includes properties that were included on the City's Historic Resources Database and additional properties and neighborhoods identified as part

of this study. Individual property data sheets were generated from the database for reference purposes for City staff.

### Analysis

Properties documented in the database were analyzed based on the contexts/themes and the registration requirements for each developed as part of the historic context statement; in general, only eligible properties were documented. This context-based methodology is preferred by OHP and follows established guidelines for the multiple property documentation approach. This allows for the evaluation of a large number of resources specifically tied to development patterns in the city. The documentation in the database includes an identification of the relevant context/theme from the Palm Springs Historic Context Statement, a concise significance statement indicating why the property may be significant under that context/theme, and brief additional information (where applicable) supporting the recommendation. This approach is consistent with current historic preservation practice, and was approved by City staff and the OHP for this project.<sup>6</sup>

For additional information about evaluating potential historic resources, please see the registration requirements included at the end of each context/theme in the historic context statement. In general, the analysis considers historic integrity; architectural style; rarity of type; historic association; neighborhood cohesion; and relationships to larger development patterns in the area. Each surveyed property was evaluated for eligibility for listing in the National Register of Historic Places, the California Register, for local designation as a Class 1 Historic Site, and/or as part of a historic district. Each property has been assigned a [California Historical Resource Status Code](#) (Status Code). Additional information about the Status Codes and the survey findings can be found in Appendix C (individual properties) and Appendix D (potential historic districts). Note that this survey identifies a small number of planning districts; these are areas that do not retain sufficient integrity for designation as historic districts, but that represent a specific type or period of development and contain features that warrant consideration in local planning.

### Maps

The survey findings map contained in this report, and provided to the City in digital format, represents those properties identified by this study as potential historic resources within the City of Palm Springs. The boundaries for the identified potential historic districts are included on the survey findings map; individual maps of each district identifying the contributors and non-contributors are also included in

<sup>6</sup> Office of Historic Preservation, letter to City staff, August 17, 2015.

this report. Standard preservation practice defines the boundaries of an historic property as the parcel on which an historic structure is situated. Specific boundaries of a historic property should be clearly defined at the time of designation. Additional maps are included with this report for reference purposes, these include a map of the known tract boundaries to illustrate the pattern of residential development in Palm Springs, and a map illustrating the development by decade of parcels within the city. All maps were generated using data from the County of Riverside Tax Assessor.

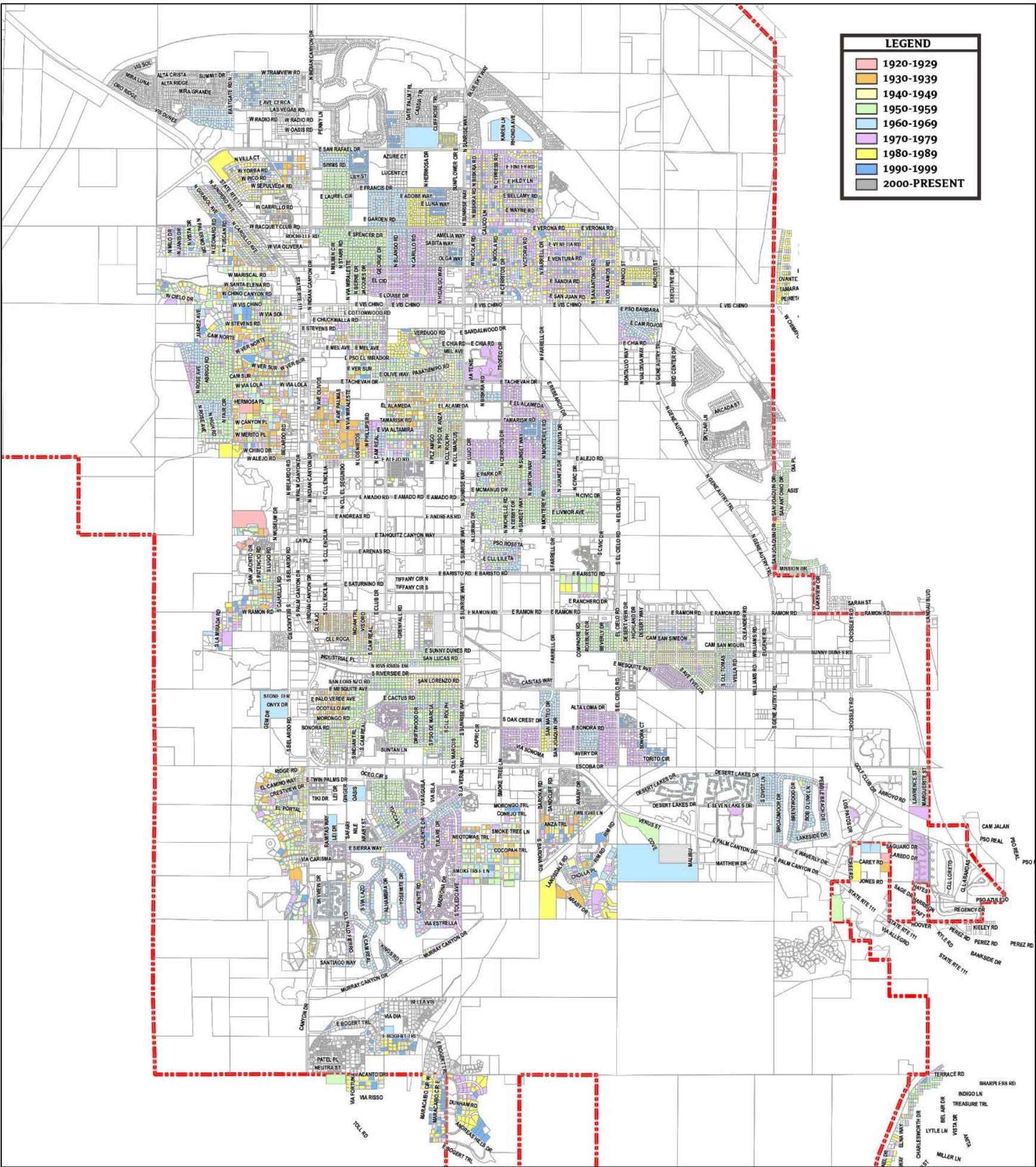


### Study Area

The study area for the project is the current boundary of the City of Palm Springs. Palm Springs is located in Riverside County, California. It is approximately 60 miles east of the City of Riverside, and 100 miles east of Los Angeles. It is located in the Coachella Valley, with the Mojave Desert to the north. Access to Palm Springs from the west is via the I-10 Freeway which passes through the San Geronimo Pass. Palm Springs is one of nine adjacent cities that make up the Coachella Valley, and is sheltered by the San Bernardino Mountains to the north, Santa Rosa Mountains to the south, San Jacinto Mountains to the west, and Little San Bernardino Mountains to the east. A map indicating the general geographic location is included above; a map with the City boundaries (and illustrating major development periods) is included in Figure 1.



FIGURE 1: CITY MAP



## **REGULATORY FRAMEWORK**

The identification and protection of historic resources is supported by Federal and state regulations. It is important to note that portions of the City of Palm Springs are situated within the Agua Caliente Indian Reservation. The Agua Caliente Band of Cahuilla Indians maintains an active Tribal Historic Preservation Office promulgated through the National Historic Preservation Act.

### **National Historic Preservation Act**

The National Historic Preservation Act (NHPA), which was most recently amended in 1992, created the framework for preservation activity in the United States. The NHPA redefined and expanded the National Register of Historic Places which had been established by the Historic Sites Act of 1935; created the position of State Historic Preservation Officer (SHPO) and Tribal Historic Preservation Officer (THPO) to administer state and tribal historic preservation programs; established the Certified Local Government Program; and set up the Historic Preservation Fund to fund the provisions of the Act.

Section 106 of the National Historic Preservation Act, through a consultation process with the Advisory Council on Historic Preservation, mandates that the effects of all federal undertakings on properties listed in or eligible for listing in the National Register be taken into account.

### **National Environmental Policy Act**

The intent of the National Environmental Policy Act is to protect the natural and built environment, including historic properties, from adverse effects resulting from federal actions. Before a federal agency may proceed with a proposed action, it must first perform an environmental assessment to determine whether the action could have any significant effect on the environment. If it is determined that the action may have an effect on the environment, the agency must then prepare an Environmental Impact Statement (EIS) which identifies all environmental impacts resulting from the action and lists mitigation measures and project alternatives which avoid or minimize adverse impacts.

Impacts involving historic properties are usually assessed in coordination with the process established under the National Historic Preservation Act of 1966. Normally, the Section 106 process must be completed before the Environmental Assessment or EIS can be finalized.

### **California Environmental Quality Act**

The California Environmental Quality Act (CEQA) was enacted in 1970 and most recently modified in 2016. The basic purpose of CEQA is to inform governmental decision makers and the public about the potential significant adverse effects, if any, of proposed activities and projects. As environmental policy, CEQA requires that environmental protection be given significant consideration in the decision-making process; historic resources and tribal cultural resources are included under environmental protection. When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant; and more recently, CEQA has been amended to define tribal cultural resources.

For purposes of CEQA, the term "historical resource" includes the following:

- A resource listed in, or determined eligible for listing in, the California Register of Historical Resources;
- A resource included in a local register of historical resources; or
- A resource identified as significant in an historical resource survey.

For purposes of CEQA, the term "tribal cultural resource" includes the following:

- A site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place;
- A resource listed in, or determined eligible for listing in, the California Register of Historical Resources;
- A resource included in a local register of historical resources;
- A resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource;
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; or
- A historical resource described in §21084.1, a unique archaeological resource as defined in subdivision (g) of §21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of §21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

For more information regarding the implications of CEQA on local historical resources and tribal cultural resources, see [\*Technical Assistance Series #1: California Environmental Quality Act \(CEQA\) and Historical Resources\*](#), published by OHP.

#### **GUIDELINES FOR EVALUATION**

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a local Class 1 historic site, it must meet one or more identified criteria of significance. The property must also retain sufficient historic integrity to evoke the sense of place and time with which it is historically associated. This historic context statement will provide guidance for listing at the federal, state, and local levels, according to the established criteria and integrity thresholds.



### **National Historic Landmark**

The National Historic Landmark program is conducted by the National Park Service to identify, designate, and protect cultural resources of national significance that commemorate and illustrate United States history and culture. (National Historic Landmarks are identified by special theme studies prepared by National Park Service professionals as an additional level of documentation in the National Register designation process.) Information is compiled on the history, significance, and integrity of the property and a statement on its relationship to the criteria for determining significance is prepared. Nominations are then reviewed by the National Park Service Advisory Board, which forwards recommendations for designation to the Secretary of the Interior for a final decision. National Historic Landmarks are afforded the same limited protections and benefits as properties listed in the National Register of Historic Places.

### **National Register of Historic Places**

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.<sup>7</sup> The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways, including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. State and local regulations may also apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

<sup>7</sup> 36CFR60, Section 60.2.

- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.<sup>8</sup>

Standard preservation practice evaluates geographically contiguous collections of buildings from similar time periods and historic contexts as historic districts. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”<sup>9</sup>

### Integrity

In addition to meeting any or all of the designation criteria listed above, the National Park Service requires properties to possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>10</sup>

The National Register recognizes seven aspects or qualities that comprise integrity, which are also referenced in the City’s local ordinance: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

<sup>8</sup> 36CFR60, Section 60.3. Criterion D typically applies to archaeological resources, which is outside the scope of this project.

<sup>9</sup> National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, 1995.

<sup>10</sup> *National Register Bulletin 16A*.



- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>11</sup>

In assessing a property's integrity, the National Park Service recognizes that properties change over time. *National Register Bulletin 15* provides:

To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.

A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.<sup>12</sup>

A property that has sufficient integrity for listing at the national, state, or local level will typically retain a majority of the identified character-defining features, and will retain sufficient integrity to convey its significance. The required aspects of integrity are dependent on the reason for a property's significance. Increased age and rarity of the property type are also considerations when assessing integrity thresholds. For properties that are significant for their architectural merit (Criterion C), a higher priority is placed on integrity of design, materials, and workmanship. For properties that are significant for their association with important events or people, integrity of feeling and/or association may be more important.

<sup>11</sup> *National Register Bulletin 15.*

<sup>12</sup> *National Register Bulletin 15.*

For properties which are considered significant under National Register Criteria A and B, *National Register Bulletin 15* states:

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>13</sup>

### **California Register of Historical Resources**

The California Register is an authoritative guide in California 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.<sup>14</sup>

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.<sup>15</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.

<sup>13</sup> *National Register Bulletin 15.*

<sup>14</sup> California PRC, Section 5023.1(a).

<sup>15</sup> Criterion 4 typically applies to archaeological resources, which is outside the scope of this project.

- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission.
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.<sup>16</sup>

Other resources which may be nominated for listing in the California Register include:

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g) of Section 5023.1 of the Public Resources Code.
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.<sup>17</sup>

#### **California Points of Historical interest**

The California Point of Historical Interest Program was established in 1965 to accommodate an increased interest in recognizing local historic properties not able to meet the restrictive criteria of the State Historical Landmarks program. The criteria for the Points are the same as those that govern the Landmark program, but are directed to local (city or county) areas. California Points of Historical Interest do not have direct regulatory protection, but are eligible for official landmark plaques and highway directional signs.

#### **Local Designation**

The seven-member Palm Springs Historic Site Preservation Board (HSPB), established by the Palm Springs City Council in May 1981, identifies, nominates, and recommends potential historic sites and districts to the City Council while fostering public awareness and appreciation of the City's rich cultural

<sup>16</sup> California PRC, Section 5023.1(d).

<sup>17</sup> California PRC, Section 5023.1(e).

and architectural heritage. The purpose and authority of the HSPB as outlined in section 8.05 of the Municipal Code is to stabilize and improve buildings, structures, or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy, and to promote the use of specific buildings for the education and welfare of the citizens of Palm Springs.<sup>18</sup>

In 2014, the City of Palm Springs became a Certified Local Government (CLG). The CLG program is a preservation partnership between local, state, and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a CLG. CLGs then become active partners in the Federal Historic Preservation Program and the opportunities it provides.

The City's Historic Preservation Ordinance is codified in section 8.05 of the Municipal Code. The Historic Preservation Ordinance defines the criteria for designating historic resources in the City:

(a) Historic Site. An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

- (1) That is associated with events that have made a meaningful contribution to the nation, state or community; or
- (2) That is associated with lives of persons who made meaningful contribution to national, state or local history; or
- (3) That reflects or exemplifies a particular period of the national, state or local history; or
- (4) That embodies the distinctive characteristics of a type, period or method of construction; or
- (5) That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or
- (6) That represents a significant and distinguishable entity whose components may lack individual distinction; or
- (7) That has yielded or may be likely to yield information important to national, state or local history or prehistory.

<sup>18</sup> City of Palm Springs, "Historic Resources," <http://www.ci.palm-springs.ca.us/index.aspx?page=495> (accessed January 2015).

(b) Historic District. Any area of the city of Palm Springs containing a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as an historic district under the provisions of this chapter. (Ord. 1320 § I, 1988; Ord. 1140 §I (part), 1981).

Designations are made by the City Council by categorizing nominated sites and districts into one of the following classifications and such other categories as may be designated by resolution:

Class 1. Structure/site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Structure/site may not be modified nor objects removed without the approval of the city council; usage may be limited by the city council to the extent that it may impair the integrity of the site. Site will be plaqued. (Intended for use when the structure or site still exists as it did during the historical period or is restorable).

Class 2. Site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Site is eligible for plaquing. (Intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period or if structure is unusable, nonconforming, unrestorable or the like).

Class 3. Structure/site was constructed before 1969, or a year to be determined by the city council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the HSPB may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.

Historic District. Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to Class 1 regulations until such time that they may be reclassified. Noncontributing structures/sites shall be subject to review by the HSPB before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted for each district. (Ord. 1320 §5, 1988; Ord. 1140 § I (part), 1981).

In order to complete the designation process, the City Council must make a finding according to 8.05.160 of the Municipal Code:

If the city council shall find that the purposes of this chapter are furthered by designation of property as an historic site or district, such findings shall be stated in a resolution designating such property within such historic site or district. From and after the adoption of such resolution, all property within such historic site or district shall be subject to the rules and regulations governing the demolition, preservation, rehabilitation or alteration of historic sites. (Ord 1140 § 1, 1981).

A list of locally-designated Class 1 and Class 2 historic sites and historic districts are available on the City's website at <http://www.palmspringsca.gov/home/showdocument?id=58223>. Buildings, natural

sites, and archaeological sites in Palm Springs that are listed in the National Register of Historic Places can be found on the National Park Service website at <http://npgallery.nps.gov/nrhp/SearchResults/>. In general, designated properties were not re-evaluated as part of this study.<sup>19</sup>

### **Palm Springs Historic Resources Surveys**

The City initiated its first comprehensive historic resources survey in 1976 as a result of the community's desire to identify and document its rich architectural heritage. During that effort, primarily Native American sites were identified. Citywide surveys undertaken in 1983 and 1987 resulted in the creation of a base list of potential architectural and historical resources throughout the city. These surveys were updated in 2001 and 2004. As a result of these previous surveys and a variety of other efforts, the City has a list of approximately 700 properties included in the City Historic Resources Database. Previous surveys are housed in the City Planning Department. The 2014-2016 survey project reviewed all properties on the City Historic Resources Database list for potential significance, and identified additional properties and neighborhoods that may be eligible as historic resources. The result of the 2014-2016 survey is an updated citywide inventory of properties and neighborhoods with potential historic significance for use as a planning tool by the City.

<sup>19</sup> With the exception of the Las Palmas Business Historic District, which was resurveyed at the request of the City. The findings of this study are included in Appendix E.

## Historic Context: Summary



Aerial photograph of Palm Springs, Smoke Tree Ranch in the 1950s. Source: Eric G. Meeks.

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## HISTORIC CONTEXT: SUMMARY

The historic context statement provides a narrative historical overview of the overarching forces that shaped land use patterns and development of the built environment of the City of Palm Springs, and provides a framework for the identification and evaluation of potential historic resources in the city. The context is organized chronologically, and the relevant themes are organized by type of development (single- and multi-family residential, commercial, and civic/institutional) within each chronological period. The themes outline the historical development patterns, significant events or activities, and important individuals in Palm Springs' history in order to establish the potential historical significance of properties associated with each context and theme.<sup>20</sup> At the conclusion of each theme is a discussion of the relevant criteria, integrity considerations, and registration requirements for determining whether a property may be eligible for designation at the federal, state, and local levels under that theme.

Five broad periods of development have been identified to provide the framework for evaluating resources within the City of Palm Springs. These comprise the contexts:

- Context: Native American Settlement (through 1969)

The earliest inhabitants of the Coachella Valley were the Cahuilla Indians, who established summer settlements in the palm-lined mountain canyons around the valley, moving each winter to thatched shelters clustered around the mineral hot springs on the valley floor. The history of the Cahuilla in the Coachella Valley is critical to the development of Palm Springs and is included as a separate context.

- Context: Early Development (1884-1918)

This context explores the first Anglo-American settlers of the area, the founding of what would become the town called Palm Springs, and its subsequent development into a winter health spa for patients afflicted with asthma, tuberculosis, and other respiratory diseases.

- Context: Palm Springs Between the Wars (1919-1941)
  - Theme: Single-Family Residential Development (1919-1941)
  - Theme: Multi-Family Residential Development (1919-1941)
  - Theme: Trailer Park/Mobile Home Community Development (1917-1944)
  - Theme: Commercial Development (1919-1941)
  - Theme: Civic & Institutional Development (1919-1941)
  - Theme: Influence of the Entertainment Industry (1919-1941)

<sup>20</sup> Note that there is a significant association with the LGBT community in Palm Springs. This history largely dates to the recent past as early associations are undocumented; therefore, an LGBT context is outside the identified period of study for this survey. It is recommended that a detailed examination of the role of the LGBT community in the development of Palm Springs be included in future studies.

This context explores the transformation of Palm Springs from a modest spa town into a luxury winter resort in the years between the First and Second World Wars. During the 1930s, Palm Springs became the winter weekend getaway destination for a growing number of Hollywood celebrities, and more and more development sprang up to house and entertain them.

- Context: Palm Springs During World War II (1939-1945)
  - Theme: The War Effort in Palm Springs (1939-1945)

Palm Springs and the surrounding desert played an important role in the war effort: what would become Palm Springs International Airport was established as an Air Corps landing field;<sup>21</sup> in March of 1942 General George S. Patton established the Desert Training Center at Camp Young, an hour east of Palm Springs at Shaver Summit (between Indio and Desert Center; now called Chiriaco Summit), to train his army for combat in North Africa;<sup>22</sup> and the El Mirador Hotel was temporarily converted into Torney General Hospital, a 1,600 bed military hospital. But following the Japanese attack on Pearl Harbor in December 1941, significant material resources and labor were dedicated to the war effort, and nearly all private construction ceased for the duration of the conflict.

- Context: Post-World War II Palm Springs (1945-1969)
  - Theme: Post-World War II Single-Family Residential Development (1945-1969)
  - Theme: Post-World War II Multi-Family Residential Development (1945-1969)
  - Theme: Post-World War II Commercial Development (1945-1969)
  - Theme: Post-World War II Civic and Institutional Development (1945-1969)
  - Theme: Influence of the Entertainment Industry (1945-1969)

This context explores the post-World War II boom and related development that left Palm Springs with what many consider the largest and finest concentration of mid-20<sup>th</sup> century Modern architecture in the United States. Hollywood film stars and Eastern industrialists were joined in the postwar decades by ever-increasing numbers of tourists.

- Architectural Styles & Local Practitioners

This section provides information about the architectural styles and local practitioners in Palm Springs. An overview of each style is provided, along with the significant character-defining features. A brief biography of each known practitioner is included for reference in Appendix A.

<sup>21</sup> This would be the city's second municipal airport. The first, founded in 1934, was located on leased land in Section 14, on a parcel bounded by Alejo Road, Sunrise Way, Tahquitz Canyon Way, and Avenida Caballeros.

<sup>22</sup> "Chiriaco Summit History," *Chiriaco Summit*, <http://chiriacosummit.com/about-us/> (accessed June 22, 2015).



## Context: Native American Settlement to 1969



Francisco Patencio outside the roundhouse, c. 1940. Source: Palm Springs Historical Society.

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#### CONTEXT: NATIVE AMERICAN SETTLEMENT TO 1969<sup>23</sup>

The earliest inhabitants of the Coachella Valley are the Native people known ethnohistorically as the Cahuilla Indians. The Cahuilla territory includes the areas from the San Jacinto Mountains, the San Gorgonia Pass, and the desert regions reaching east to the Colorado River. The Cahuilla language is part of the Takic branch of the Uto-Aztecan language family and all the Cahuilla groups speak a mutually intelligible despite different dialects. The Cahuilla group that inhabited the Palm Springs area are known as the Agua Caliente Band of Cahuilla Indians. The Cahuilla name for the area that is now Palm Springs is *Sec-he*, “boiling water,” named for the hot springs located in what is currently the center of the Palm Springs business district. The springs have always provided clean water, bathing, and a connection to the spiritual world, and were used for ceremonial and healing purposes.<sup>24</sup>

The Cahuilla people refer to themselves as *‘ivilyu’atum* and are ethnographically divided into two patrilineal moieties: the Wildcats and the Coyotes. Each moiety was further divided into clans which are made up of lineages. Lineages had their own territory and hunting rights within a larger clan territory. There are a number of lineages in the Palm Springs area, which each have religious and political autonomy.

Prior to European contact, Cahuilla communities established summer settlements in the palm-lined mountain canyons around the Coachella valley; oral histories and archaeological evidence indicates that they settled in the Tahquitz Canyon at least 5,000 years ago.<sup>25</sup> The Cahuilla moved each winter to thatched shelters clustered around the natural mineral hot springs on the valley floor.<sup>26</sup> The Desert Fan Palm, *máwul*, is native to California, the only native palm tree in North America, and the only palm tree to retain its dried fronds throughout its life, creating a skirt-like appearance around the trunk. The Cahuilla used the leaves of the palm trees that grew around the around the springs to weave baskets, sandals, and thatch roofing.<sup>27</sup> They hunted some game but subsisted primarily on gathered local food plants including the fruit and seeds of the Desert fan palm, acorns, mesquite beans, seeds, wild fruit, agave, and yucca, and had an extensive trading system with neighboring tribes.<sup>28</sup>

<sup>23</sup> The history of the Cahuilla in the Coachella Valley is critical to the development of Palm Springs and is included here as a separate context, primarily to provide background about this important component of the area’s history. There is one known built resource from the historic period that is significant for its association with the Cahuilla: the Tahquitz Ditch, remnants of which can be found on various properties. This overview history is included to inform the context statement; this narrative is by no means the inclusive story of the Agua Caliente Band of Cahuilla Indians, or their importance to the region. For more information about the history of the Agua Caliente Band of Cahuilla Indians, please see <http://www.aguacaliente.org/content/History%20&%20Culture/>.

<sup>24</sup> Agua Caliente Band of Cahuilla Indians, “Cultural History,” *Agua Caliente Band of Cahuilla Indians, A Sovereign Tribal Government*, <http://www.aguacaliente.org/content/History%20&%20Culture/> (accessed January 9, 2015).

<sup>25</sup> Agua Caliente Band of Cahuilla Indians, “Cultural History.”

<sup>26</sup> City of Palm Springs, “History,” *City of Palm Springs*, <http://www.palmspringsca.gov/city-services/history> (accessed January 9, 2015).

<sup>27</sup> C. Michael Hogan, PhD, “California Fan Palm, *Washingtonia filifera*,” *iGoTerra*, [http://www.igoterra.com/artspec\\_information.asp?thingid=90942](http://www.igoterra.com/artspec_information.asp?thingid=90942) (accessed January 9, 2015).

<sup>28</sup> Agua Caliente Band of Cahuilla Indians, “Cultural History.”

The Cahuilla lived far enough inland to avoid early contact with Spanish explorers and colonists. Gaspar de Portolà led the first European land expedition into Alta California in 1769-70, traveling with Franciscan missionaries headed by Father Junipero Serra to establish the first of California's missions, San Diego de Alcalá and San Carlos Borromeo, and the presidio of Monterey. In 1776 Juan Bautista de Anza led the first overland colonizing expedition of 30 families, totaling approximately 240 men, women, and children, from the Tubac Presidio in what is now Arizona to found a settlement at San Francisco Bay.<sup>29</sup> Both expeditions bypassed the Coachella Valley: Portolà followed close to the coast, and de Anza passed to the west of the San Jacinto and Santa Rosa mountains. As a result, the Cahuilla of Sec-he were left largely to themselves until the mid-19<sup>th</sup> century. Between 1823 and 1826, Captain José Romero established an overland route from California to Mexico. He encountered the hot spring at Sec-he and named it *Agua Caliente*, "hot water," from which the local band of Cahuilla takes its name.<sup>30</sup> The Cahuilla constructed the Tahquitz Ditch, a stone-lined canal that carried water for crops and human consumption from the mouth of Tahquitz Canyon to the village at Sec-he, possibly as early as the 1830s.<sup>31</sup>

In 1852, the Treaty of Temecula between the United States government and Cahuilla leaders set aside lands for the occupation of Cahuilla, Luiseño, and Serrano Indian tribes. Unbeknownst to the Indians, the treaty was never ratified.<sup>32</sup> In the 1860s the Bradshaw stagecoach line began to cross the desert from Banning to the Arizona territories, stopping at the oasis of palm trees and hot springs.<sup>33</sup> In 1876 the Southern Pacific Railroad completed its line through the desert to Los Angeles, dividing the land for ten miles to either side of the tracks into a checkerboard of one-mile-square sections allotted alternately to the railroad and the federal government. On May 15, 1876 President Ulysses S. Grant issued an Executive Order setting aside Section 14 and a portion of Section 22, including Tahquitz Canyon, as the Agua Caliente Indian Reservation.<sup>34</sup> In 1877, President Rutherford B. Hayes expanded the reservation's boundaries, granting the area's odd-numbered square mile parcels for ten miles on either side of the tracks that run through the desert around Palm Springs to Southern Pacific Railroad and holding the even-numbered parcels in trust for the Agua Caliente Band of Cahuilla Indians.<sup>35</sup>

Early Palm Springs settlers, such as Judge John Guthrie McCallum, purchased land from the Southern Pacific. However, federal law prohibited the Agua Caliente Band of Cahuilla Indians from selling the

<sup>29</sup> National Park Service, "The Story of the Juan Bautista de Anza National Historic Trail," *National Park Service*, <https://www.nps.gov/juba/historyculture/index.htm> (accessed January 12, 2015).

<sup>30</sup> Agua Caliente Cultural Museum, "Since Time Immemorial," <http://www.accmuseum.org/Since-Time-Immemorial> (accessed May 6, 2015).

<sup>31</sup> Steve Vaught, *Sentinels in Stone: Palm Springs' Historic Tennis Club Neighborhood and its Iconic Walls* (Palm Springs, CA: Palm Springs Preservation Foundation, 2015), 7.

<sup>32</sup> Agua Caliente Cultural Museum, "Since Time Immemorial."

<sup>33</sup> Lynn J. Rogers, "Pioneer Courage Built Desert Center," *Los Angeles Times*, November 26, 1939, E2, <http://www.proquest.com> (accessed September 25, 2012).

<sup>34</sup> Agua Caliente Band of Cahuilla Indians, "Cultural History."

<sup>35</sup> Sheila Grattan, "The Woman Leads," *Palm Springs Life*, March 2013.

land or leasing it for income. This resulted in the “checkerboard” pattern of land in Palm Springs where development was either permitted or prohibited. The reservation today occupies 32,000 acres; of these 6,700 acres lie within the city limits, making the Agua Caliente Band of Cahuilla Indians the city's largest landowner.<sup>36</sup>

In 1891, Congress passed the Mission Indian Relief Act. This authorized the Secretary of the Interior to make individual allotments from reservation lands. However, it wasn't until the tribe took their case to the U.S. Supreme Court (*Lee Arenas v. United States*, 1944), that they would win the legal right to have allotments approved. The success was short-lived, however, due to the need for equalization of allotments and federal laws denoting the length of leases on Indian lands.<sup>37</sup> There are currently ten distinct Cahuilla Reservations, more than any other federally-recognized Indian tribe in California.

In 1887, Welwood Murray constructed the first hotel in Palm Springs near the Agua Caliente hot spring on land leased from the Agua Caliente Band of Cahuilla Indians. Individuals suffering from pulmonary and tubercular conditions were drawn to the desert and the hot spring in the hope of curing their ailments. A simple bathhouse was also constructed on the site.<sup>38</sup> In the 1910s, leaders of the Agua Caliente Band of Cahuilla Indians demolished the rustic bathhouse located over the spring and constructed a new one in an effort to promote health-focused tourism and to generate tribal income.<sup>39</sup> In the early 1930s, the Agua Caliente Band of Cahuilla Indians constructed another new bathhouse in response to Palm Springs' increasing popularity with health seekers and the Hollywood film industry.<sup>40</sup> In 1957, the third bathhouse was demolished in preparation for the construction of the Spa Hotel and Bathhouse, completed in 1963 (100 N. Indian Canyon Drive; demolished). Built on reservation land, it was the first long-term Indian land lease in the country.

<sup>36</sup> “Palm Springs,” Los Angeles Public Library.

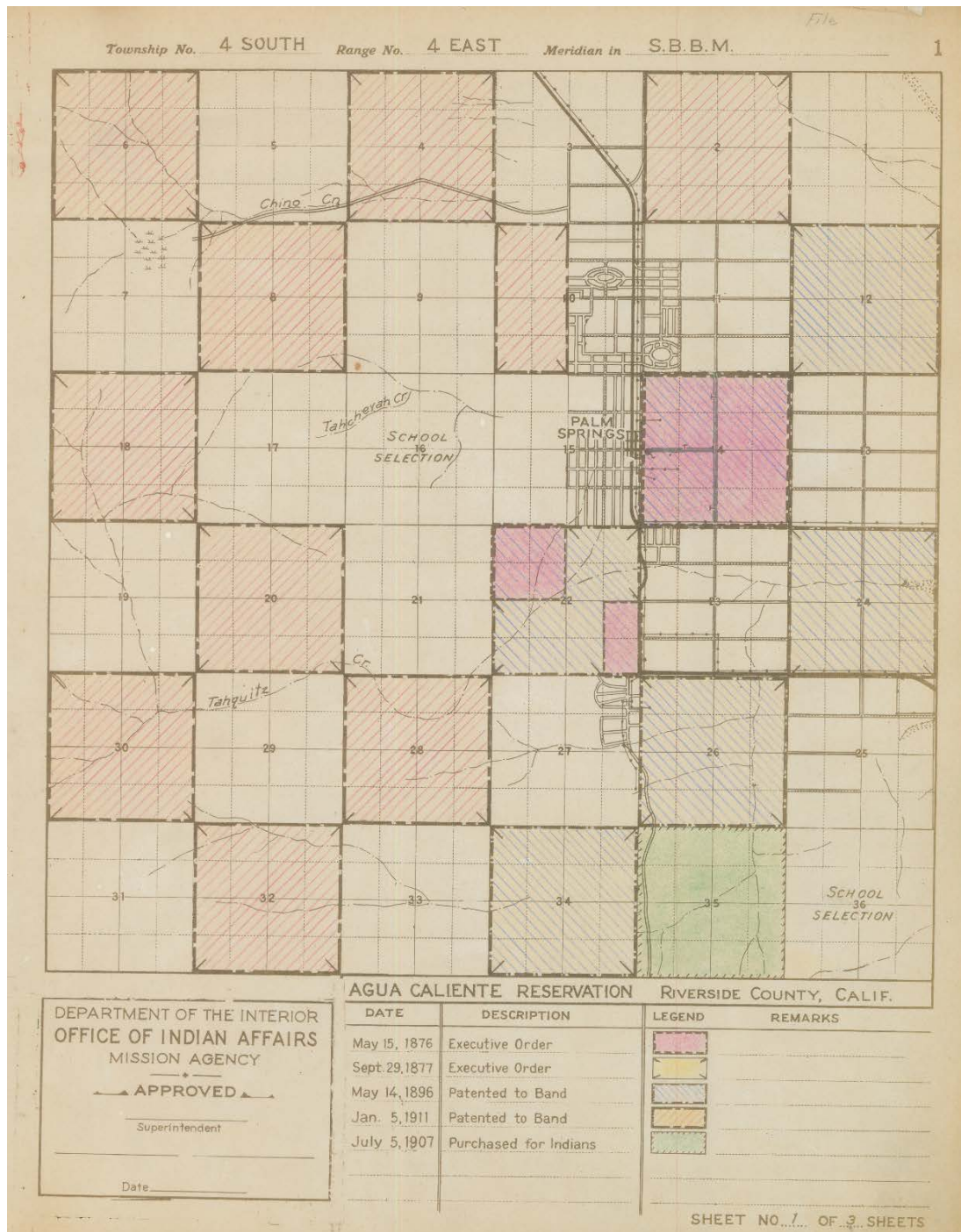
<sup>37</sup> These land struggles of the Agua Caliente Band of Cahuilla Indians came to an end when President Eisenhower signed the Equalization Law in 1959. The tribe and tribe members (allottees) could now realize profits from their lands and developed the ninety-nine-year lease.

<sup>38</sup> Agua Caliente Cultural Museum, “Since Time Immemorial.”

<sup>39</sup> Agua Caliente Cultural Museum, “Since Time Immemorial.”

<sup>40</sup> Agua Caliente Cultural Museum, “Since Time Immemorial.”





Map depicting a portion of the Agua Caliente Reservation in Riverside County, California, c. 1910. Source: National Archives, Record Group 75: Records of the Bureau of Indian Affairs, Maps and Plats, ca. 1909 – ca. 1950.

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In 1951, after the death of their last ceremonial leader, Albert Patencio, the Agua Caliente Band of Cahuilla Indians decided to burn and not rebuild the ceremonial roundhouse (located at what is now the intersection of Arenas and Calle Alvarado), formally making a break with traditional life.<sup>41</sup> In 1962, City of Palm Springs Resolution No. 6781 requested cooperation between the Bureau of Indian Affairs and the Association of Conservators and Guardians to clear lots on Indian-owned land in Section 14 for speedy re-development, frequently without informing all affected parties, including Indian landowners and Section 14's low-income residents. The demolition of Section 14 was described in a later California Department of Justice report as "a city engineered holocaust." In response, the Agua Caliente Band of Cahuilla Indians filed a lawsuit against the City of Palm Springs to resolve the question of who had jurisdiction over zoning of Indian lands. In 1975, the U.S. Supreme Court recognized that Indian tribes retain "attributes of sovereignty over both their members and their territory" (*United States v. Mazurie*, 1975).<sup>42</sup>

#### **NATIVE AMERICAN SETTLEMENT TO 1969: ELIGIBILITY**

Today, reminders of the traditional Cahuilla society exist in the canyons, such as rock art, house pits and foundations, irrigation ditches, dams, reservoirs, trails, and food preparation areas.<sup>43</sup> Many of Palm Springs' streets are named after notable members of the Agua Caliente Band of Cahuilla Indians, including Ramon Road, Patencio Road, and Amado Road. Archaeological artifacts discovered from this period are likely to yield information about the life and culture of the Cahuilla and neighboring Native American cultures. There are two National Register Archaeological Districts in Palm Springs, on the Agua Caliente Indian Reservation, that document the cultural significance of the Agua Caliente Band of Cahuilla Indians and their importance to the history of the city. The study of archaeological resources is outside the scope of this project.

<sup>41</sup> Agua Caliente Cultural Museum, "Since Time Immemorial."

<sup>42</sup> Agua Caliente Band of Cahuilla Indians, "Cultural History."

<sup>43</sup> Agua Caliente Band of Cahuilla Indians, "Cultural History."



## Context: Early Development (1884-1918)



Ramada and outside fireplace at the Desert Inn. Photograph not dated. Source: Calisphere.

#### CONTEXT: EARLY DEVELOPMENT (1884-1918)

This theme explores the first Anglo-American settlers of the area, the founding of the town called Palm Springs, and its subsequent development into a winter health spa for patients afflicted with asthma, tuberculosis, and other respiratory diseases. Among the early settlers who played particularly important roles in the founding of the town and its development as a health resort were John Guthrie McCallum, the town's founder; Welwood Murray, who built and promoted the first hotel; and, remarkably for the time, a group of enterprising, resourceful businesswomen who played a critical role in the town's early commercial and social development, including McCallum's daughter, Pearl McCallum McManus; Nellie Coffman, who founded the Desert Inn and developed it into the village's most renowned resort; Dr. Florilla White and her sister Cornelia; and Zaddie Bunker, who operated the village's first automotive garage and became one of Palm Springs' wealthiest landowners.

The Coachella Valley's first permanent Anglo settler was John Guthrie McCallum, a San Francisco attorney and former State Legislator who arrived in Agua Caliente with his wife Emily and their five children in the spring of 1884. A typhoid epidemic five years earlier had left the McCallums' eldest son, Johnny, with tuberculosis; the family doctor had advised that the boy's only hope for recovery was to relocate to a warm, dry climate. The family moved to Los Angeles and McCallum secured an appointment as Indian agent in San Bernardino. It was from the nearby town of Banning that a local Indian guide named Will Pablo led McCallum through the San Geronimo pass to the Cahuilla village of Agua Caliente.<sup>44</sup> As described by Pearl McCallum McManus, her father "...pictured this area with its dry healing climate as the answer to his prayers that his son might be healed. And in this new land he saw, from the sunshine, rich soil and abundant life-giving waters that flowed from the canyons, a vast future development...for abundant crops."<sup>45</sup> He purchased an initial 64 acres of railroad land<sup>46</sup> and employed local Indians to build a small adobe house at what is now the southwest corner of Palm Canyon Drive and East Tahquitz Canyon Way (now located at 221 S. Palm Canyon Drive; HSPB-5). When the adobe was complete McCallum fetched his family, with the youngest, four-year-old daughter Pearl, perched on the back of his saddle.<sup>47</sup>

The Tahquitz Ditch had long been a feature of village life by the time John Guthrie McCallum arrived in 1884. He expanded the Tahquitz Ditch, increasing its flow by tapping into one of the canyon's springs. McCallum began using water from the ditch to irrigate his ranch, and, as new settlers came, they availed

<sup>44</sup> Jane Ardmore, "Memories of a Desert Pearl," *Los Angeles Times*, September 25, 1966, W54-56, <http://www.proquest.com> (accessed September 25, 2012).

<sup>45</sup> W.H. Bowart with Julie Hector, Sally Mall McManus and Elizabeth Coffman, "The McCallum Centennial – Palm Springs' founding family," *Palm Springs Life*, April 1984, <http://www.palmspringslife.com/the-mccallum-centennial-palm-springs-founding-family/> (accessed September 25, 2012).

<sup>46</sup> Bowart et al., "The McCallum Centennial." Sources differ on the total amount of land McCallum ultimately acquired, ranging from approximately 1,800 to 6,000 acres.

<sup>47</sup> Ardmore, "Memories," W51.

themselves of the water provided by the Tahquitz Ditch. This became increasingly problematic for the Agua Caliente Band of Cahuilla Indians as settlers continued to arrive in Palm Springs. Although McCallum had significantly increased the output of the Tahquitz Ditch, its resources were far from enough to accommodate the influx of new settlement he hoped to generate. In 1887, after forming the Palm Valley Water Company, McCallum embarked on the creation of an extensive new canal that would carry water from the Whitewater River for over eight miles across the rugged desert until it reached the McCallum ranch.<sup>48</sup> Completed in the fall of 1887, the stone-lined Whitewater Ditch had the capacity to carry a thousand miner's inches<sup>49</sup> of water into Palm Springs.<sup>50</sup>

The McCallum ranch flourished, and young Johnny McCallum's health improved in the desert climate. Firmly believing, in the words of his daughter Pearl, that the "dry healing climate [was] the answer to his prayers that his son might be cured," the elder McCallum promoted Palm Valley, as he called the area, as "an absolute cure for all pulmonary and kindred diseases."<sup>51</sup>



Welwood Murray's Palm Springs Hotel. Source: *Palm Springs Life*, "Men on the Forefront."

<sup>48</sup> McCallum believed the Tahquitz and Whitewater ditches would provide enough water to maintain the peace between the new settlers and the Agua Caliente Band of Cahuilla Indians. However, inevitably, disputes over water remained a regular source of contention long after McCallum's death in 1897. This situation was exacerbated by an eleven-year drought that struck the region in 1893. It was not until 1911 that the federal government set distribution standards and repaired and modernized the Tahquitz Ditch. By the 1920s, well drilling in the area had made both the Whitewater and Tahquitz ditches obsolete. While the Whitewater quietly disappeared, the Tahquitz remained mostly intact well into the 1950s. McCallum's daughter, Pearl McManus, ensured it was retained not only as it ran before her Pink Mansion on Tahquitz Drive, but also within her Tennis Club. In 1939, a section was stocked with fish and made into the club's new trout stream (Vaught, *Sentinels in Stone*, 9).

<sup>49</sup> A miner's inch is a unit of flow in terms of volume per unit time, usually used in relation to flow of water. This unit of measure is derived from the amount of water that flows through a hole of a given area at a given pressure. The word 'inch' refers to the area of the hole in square inches. While the definition of a miner's inch varies by location, its usage was standardized in California in 1905. A Californian miner's inch is equivalent to 1/50 ft<sup>3</sup>/s (1 cubic foot per 50 seconds).

<sup>50</sup> Vaught, *Sentinels in Stone*, 9.

<sup>51</sup> Bowart et al., "The McCallum Centennial," quoted in John LoCascio, "A Different Kind of Eden: Gay Men, Modernism, and the Rebirth of Palm Springs" (Master's thesis, University of Southern California, 2013), 8.

In 1886 McCallum persuaded Scottish-born Dr. Welwood Murray to move from Banning and establish a health resort at Palm Valley.<sup>52</sup> Murray purchased a five-acre parcel on the north side of what is now Tahquitz Canyon Way (then Spring Street) between Palm Canyon Drive (then Main Avenue) and Indian Canyon Drive (then Indian Avenue) and opened the village's first hostelry, the Palm Springs Hotel (demolished).<sup>53</sup> Murray built a one-story, wood-framed building with a wraparound veranda and accommodations for 20 guests, and planted the land with oranges, ornamental shrubs, and trees.<sup>54</sup> Directly across Indian Canyon Drive were the mineral hot springs, where a bathhouse was built for the convenience of Murray's guests, many of whom suffered from respiratory diseases.<sup>55</sup> Murray later built a house for himself on his property, using railroad ties salvaged from the abandoned Palmdale Railroad (now located at 221 S. Palm Canyon Drive; HSPB-4).<sup>56</sup> Murray promoted the place by purchasing a camel and hiring a local Indian, Willie Marcus, to dress in Arab robes and stand with the camel at the Seven Palms train station, handing out brochures.<sup>57</sup> Though a seven-mile ride across open desert from the train station, the hotel was soon attracting visitors, including such noted personages as Fanny Stevenson, widow of Robert Louis Stevenson; John Muir; and Vice President Charles W. Fairbanks.<sup>58</sup>

Some of the visitors to Palm Valley stayed and settled the little village that began to develop around the McCallum adobe and the Palm Springs Hotel, at what is now the intersection of South Palm Canyon Drive (then Main Avenue) and East Tahquitz Canyon Way (then Spring Street). McCallum co-founded the Palm Valley Land and Water Company with Los Angeles businessmen O.C. Miller, H.C. Campbell and Dr. James Adams, and in 1887 surveyed and platted 320 acres of his land into a township that

<sup>52</sup> Greg Niemann, *Palm Springs Legends: Creation of a Desert Oasis* (San Diego: Sunbelt Publications, Inc., 2006), 43. Murray was not a licensed physician; his title was honorary, granted for outstanding medical service rendered to wounded sailors on a battleship during the American Civil War.

<sup>53</sup> Murray was also responsible for the establishment of Palm Springs' first cemetery in 1894. That year, when Murray's son Erskine died he was buried on a triangular plot of land his father owned at the west end of what is now Alejo Road. Elizabeth Murray was laid to rest alongside her son in 1911, and Welwood Murray himself was buried there in 1914. Following Murray's death, his heirs deeded the plot to the village, the Palm Springs Cemetery District was established to manage it, and it was named the Welwood Murray Cemetery (HSPB-2). Many of the town's pioneers were subsequently buried there, including Pearl and Austin McManus, Zaddie Bunker, the White sisters, Nellie Coffman, and Alvah Hicks. Source: Niemann, 46. Cornelia White, Dr. J. Smeaton, and Edward Bunker were the three trustees of the Palm Springs Cemetery District at its formation. Source: "Post Held Since 1917 is Resigned by Cornelia White," *The Desert Sun*, March 7, 1941; "Pair Honored for Long Service Careers in Palm Springs Cemetery District Work," *The Desert Sun*, December 19, 1964.

<sup>54</sup> Western Resort Publications, *Palm Springs Area Yearbook* (Palm Springs: Ferris H. Scott, 1954), 15. The 1929 Sanborn map shows the main hotel building, expanded with stone and adobe additions, located near the corner of what were then called Spring Street and Indian Avenue.

<sup>55</sup> Renee Brown, "Palm Springs History: Mineral springs are for healing," *The Desert Sun*, May 16, 2014, <http://www.desertsun.com/story/life/2014/05/15/agua-caliente-palm-springs-hot-mineral-springs-healing/9156853/> (accessed January 13, 2015).

<sup>56</sup> Niemann, 46. A 1936 article in *The Desert Sun* ("Landmark is Removed from Plaza Project," *The Desert Sun*, October 23, 1936) notes that the house "was constructed many years ago for Mrs. Brooks," and later purchased by Dr. Murray, and was moved in 1936 to the "Indian Reservation" to make way for the construction of the Plaza. However, all other sources note that it was built by Murray. The house, later owned by Cornelia White, was relocated at least twice, first in 1944 to the southwest corner of Tahquitz Canyon and Indian Canyon, then to the Village Green in 1979. The reference to its relocation to the "Indian Reservation" in 1936 is unclear.

<sup>57</sup> Kevin Starr, *The Dream Endures: California Enters the 1940s* (New York: Oxford University Press, 1997), 24-25.

<sup>58</sup> *Palm Springs Area Yearbook*, 15.



corresponds to what is today's downtown. An auction on November 1, 1887 sold 137 parcels for a total of more than \$50,000.<sup>59</sup> Houses were built, orchards planted, and more visitors and seasonal residents arrived each winter.<sup>60</sup> McCallum opened a small one-room store to provide canned goods, hay, grain, and other merchandise needed by early settlers and travelers.<sup>61</sup> The first church, later the Community Presbyterian Church, was built in 1890 by Thomas Chritchlow in memory of his wife, on a parcel at the southeast corner of Palm Canyon (then Main) and Andreas Road (then Lawn Street) donated by Welwood Murray (HSPB-11; demolished).<sup>62</sup> Although McCallum called the place Palm Valley, it soon came to be known as Palm Springs after Murray's hotel.<sup>63</sup>

In 1890, Johnny McCallum relapsed, and died the following January at the age of 26. Three years later, torrential rains caused a flood that wiped out Palm Springs' fields and orchards. This was followed in 1894 by the start of a devastating drought that would last eleven years. The village's water sources in Whitewater and Tahquitz canyons dwindled and eventually dried up completely,<sup>64</sup> and McCallum and other settlers lost their petition with the federal government to gain control over the Agua Caliente Band of Cahuilla Indians' water rights in Tahquitz and Andreas Canyons.<sup>65</sup>

The McCallums' second son, Wallace, died in 1896 at the age of 29; John Guthrie McCallum died in 1897. Daughter Pearl, away at school in Chicago, returned to the family's Los Angeles home to care for her widowed mother while her only surviving brother, Harry, tried to maintain the ranch. After Harry's death in 1901 at the age of 30, Pearl McCallum and her by-then invalid mother returned to Palm Springs.<sup>66</sup> Pearl had the dead trees in her father's apricot orchard cut down and sold for firewood, sold her family's shares in the Palm Valley Land and Water Company, and periodically sold pieces of land to pay debts and taxes.<sup>67</sup>

Palm Springs withered as many settlers moved away, abandoning their houses and orchards.<sup>68</sup> But a few hearty pioneers, including the McCallums and Murrys, stayed through the years of drought, and some newcomers arrived as well. In 1898 Mrs. Lavinia Fryatt Crocker opened a sanatorium, the Green Gables

<sup>59</sup> Bowart et al., "The McCallum Centennial."

<sup>60</sup> *Palm Springs Area Yearbook*, 15.

<sup>61</sup> Niemann, 38. The exact location of McCallum's store has not been determined.

<sup>62</sup> Julie Baumer, "Hundreds Celebrate 50<sup>th</sup> Anniversary of Church," *The Desert Sun* Volume 40, 204, March 30, 1967, <http://cdnc.ucr.edu/cgi-bin/cdnc?a=d&d=DS19670330.2.55#> (accessed June 19, 2015), and Henderson et al., 71.

<sup>63</sup> Several promotional maps from the 1880s refer to the Palm Springs area as Palmdale after the early promotion of what would become Smoke Tree Ranch.

<sup>64</sup> *Palm Springs Area Yearbook*, 15.

<sup>65</sup> Ann Greer, "Men on the Forefront," *Palm Springs Life*, March 2013, <http://www.palmspringslife.com/Palm-Springs-Life/March-2013/Men-on-the-Forefront/> (accessed May 15, 2015). After her father and brothers passed away, Pearl McCallum and her by-then invalid mother returned to Palm Springs, where they sold off their family's shares in the Palm Valley Land and Water Company.

<sup>66</sup> Bowart et al., "The McCallum Centennial."

<sup>67</sup> Ardmore, "Memories," 56.

<sup>68</sup> The drought effectively ended any serious farming endeavors in Palm Springs itself but the southeast Coachella Valley became a major agricultural center, particularly after the introduction of date palms in the early 20<sup>th</sup> century.

Health Resort, at the foot of Mt. San Jacinto, with tent houses to accommodate her patients.<sup>69</sup> That same year David Manley Blanchard, a tubercular auctioneer from Minneapolis, opened the town's first general store.<sup>70</sup> Blanchard had arrived in Palm Springs in 1897 after contracting tuberculosis following a bout of pneumonia. He bought three burros and transported mail between Palm Springs and the train station at Seven Palms. In 1898 he opened a feed and grocery store in the adobe that had formerly housed the Bradshaw Stage station. He later purchased property on Andreas Road (then Lawn Street) between Palm Canyon (then Main) Drive and Indian Canyon Drive (then Indian Avenue) on which he built a larger store along with a small four-room hotel and several tent houses (demolished). Blanchard also served as the village's postmaster and barber.<sup>71</sup>

Nellie Coffman, the daughter of hoteliers and wife of a Santa Monica physician, first visited Palm Springs in 1908 and was immediately impressed with the village's potential as a winter health resort. At that time the town's permanent population was 14.<sup>72</sup> The following year Nellie, her husband Dr. Harry Coffman, and their sons George Roberson<sup>73</sup> and Earl Coffman, bought a bungalow on almost two acres just north of the McCallum adobe, at the northwest corner of Palm Canyon Drive (then Main Avenue) and Tahquitz Canyon Way (then Spring Street) and opened a boarding house, the Desert Inn and Sanatorium (demolished; HSPB-17). Nellie rented the bungalow's three bedrooms to guests, mostly respiratory patients escaping harsh winters, and put up a tent house for herself and her family, adding more for additional guests as needed.<sup>74</sup> Dr. Coffman cared for the medical needs of their guests while Nellie managed the housekeeping and the books.<sup>75</sup> She soon gained a reputation for her culinary skills after stuffing two traveling reporters from the *Los Angeles Times* with chicken soup, lamb chops, hot biscuits and strawberry jam.<sup>76</sup>

By 1915, with the growing understanding that tuberculosis was a communicable disease caused by microbes rather than "unhealthy" climates, Nellie recognized that her Inn would be more successful hosting tourists rather than consumptives; beginning that winter season, tuberculosis patients were no

<sup>69</sup> "Struck it Rich," *Red Front Store News*, August 1, 1914.

<sup>70</sup> Niemann, 91.

<sup>71</sup> Niemann, 91, and Ann Greer, "Men on the Forefront," *Palm Springs Life*, March 2013, <http://www.palmspringslife.com> (accessed March 4, 2015).

<sup>72</sup> "Mrs. Coffman, Palm Springs Developer, Dies," *Los Angeles Times*, June 11, 1950, 3.

<sup>73</sup> Roberson was Nellie Coffman's son by her first marriage.

<sup>74</sup> *Palm Springs Area Yearbook*, 15.

<sup>75</sup> Ernie Pyle, "Persistence for Eight Years," *Daily Boston Globe*, March 27, 1942, 23, <http://www.proquest.com> (accessed September 25, 2012).

<sup>76</sup> Bess M. Wilson, "Noted Desert Hostess Traces Rise to Fame," *Los Angeles Times*, January 5, 1941, D10, <http://www.proquest.com> (accessed September 25, 2012).

longer permitted at the Desert Inn.<sup>77</sup> She began acquiring more land, including the adjacent Green Gables. In 1917 Coffman's sons, George and Earl, went off to Europe to fight in World War I.<sup>78</sup>

Coffman's decision to focus on the tourist trade was propitious. It coincided with a series of events whose combined effects would set the stage for the transformation of Palm Springs in the 1920s. The growing popularity and affordability of the automobile, and the completion of a new road from Banning, made the village more accessible.<sup>79</sup> Wealthy American tourists, cut off from Europe for the duration of the war, were forced to limit their travels to domestic destinations and discovered the rustic spa town set amidst the beauty and solitude of the surrounding desert. The lethal postwar influenza pandemic of 1918-19 brought more well-healed visitors fleeing the contagion of the big cities; Los Angeles doctors sent their own families to Palm Springs for safety.<sup>80</sup>



The lodge at the Desert Inn, c. 1920.  
Source: Calisphere.

When George and Earl returned from the war in 1918 they, like Nellie, saw the town's full potential, not as a health spa for asthmatics and consumptives but as an exclusive winter resort for the well-to-do, and went into business with their mother.<sup>81</sup> They dropped "Sanatorium" from the boarding house's name and over the next decade set about expanding and reconstructing the Desert Inn into a first-class resort hotel, a "vast grassy haven"<sup>82</sup> occupying the entire block between Andreas and Tahquitz and extending west into the foothills of Mount San Jacinto.

A number of other settlers contributed to the development and growth of Palm Springs in the early 20<sup>th</sup> century. In 1913 Dr. Florilla White, a physician originally from upstate New York, and her sister Cornelia,

<sup>77</sup> Apparently, Dr. Coffman felt there was no place for him in the new operation, and the couple soon divorced. Lawrence Culver, *The Frontier of Leisure: Southern California and the Shaping of Modern America* (New York: Oxford University Press, 2010), 153-154.

<sup>78</sup> Niemann, 62-63.

<sup>79</sup> Culver, 154-55.

<sup>80</sup> Pyle, "Persistence," 23.

<sup>81</sup> Pyle, "Persistence," 23.

<sup>82</sup> Ernie Pyle, "Never Undignified," *Daily Boston Globe*, March 30, 1942, 11, <http://www.proquest.com> (accessed September 25, 2012).

a former teacher at the University of North Dakota, purchased the Palm Springs Hotel from Welwood Murray. Dr. White had stayed as a guest at the hotel the previous year before joining her adventurous younger sister in Mexico, where she was then living. Forced to return to the United States to escape the chaos of the Mexican Revolution, the sisters settled in Palm Springs to manage the hotel and invest in real estate, buying entire blocks of what would become downtown Palm Springs. Cornelia White moved into Murray's "Little House" of railroad ties (now located at 221 S. Palm Canyon Drive; HSPB-4). Dr. White served as the village's health officer during World War I and organized The Nightingales, a group of volunteer nurses from Riverside, to help in the 1918 influenza pandemic.<sup>83</sup>

Carl Gustav Lykken, a mining engineer from North Dakota, knew Cornelia White from her teaching days and later in Mexico, where he worked as a surveyor. He fled the Mexican Revolution with the White sisters and at their suggestion settled in Palm Springs in 1913. With a partner, J.H. Bartlett, Lykken purchased David Blanchard's general store and in 1914 moved the operation to a new building across Main Street, a simple frame building at what is now 180 N. Palm Canyon Drive (HSPB-9). Originally called Lykken and Bartlett, the store became known as Lykken's Department and Hardware Store after Lykken became the sole operator. For many years the store housed the town's post office, telegraph service, and only telephone, with an extension to the Desert Inn.<sup>84</sup>



J.H. Bartlett and Carl Lykken in front of their store. Note the First Community Church in the background. Source: *Palm Springs Life*, "Men on the Forefront."

<sup>83</sup> Niemann, 77-79.

<sup>84</sup> Niemann, 95-96. The store was remodeled in the Spanish Colonial Revival style in the 1930s.

Master carpenter Alvah Hicks also arrived in Palm Springs in 1913, with his wife Tess and their two young sons. Originally from New York, Hicks had moved to Los Angeles in 1912 and then to the desert, looking for building and contracting work. He quickly gained a reputation for high-quality work and built houses for many of the village's early settlers. In the 1920s Hicks would develop some of the village's premier neighborhoods including Old Las Palmas and Little Tuscany, and bought control of the Palm Valley Land and Water Company founded by John Guthrie McCallum.<sup>85</sup>

Ed Bunker and his wife Zaddie, self-taught mechanics from Missouri, arrived in Palm Springs with their young daughter in 1914 and opened the village's first automotive garage in a corrugated metal shed (demolished) on the west side of Palm Canyon Drive (then Main Street) at Andreas Road (then Lawn Street), just north of the Desert Inn. They purchased additional property nearby and built the Bunker Cottages (demolished). After Ed left and the couple divorced, Zaddie continued to run the garage on her own. During World War I Zaddie took over the transportation of mail and visitors from the train station, which had been the responsibility of George Roberson, and became the first woman issued a chauffeur's license in California.<sup>86</sup> She eventually became one of the village's wealthiest landowners and most prominent citizens, as well as a licensed pilot, taking her first solo flight at age 66.<sup>87</sup>

Prescott T. Stevens, a successful Colorado cattle rancher, relocated with his wife Frances to California in 1912 to seek refuge from her respiratory problems. They first settled in Hollywood, where he invested in real estate, then moved to Palm Springs for the better air. By 1920, Stevens had purchased a large amount of land north of downtown Palm Springs, as well as several thousand acres from the Southern Pacific Railroad to the east and the north of the village to ensure a steady supply of water for his holdings. Stevens also bought shares in the original Palm Valley Water Company, and then formed the Whitewater Mutual Water Company and the Palm Springs Water Company. He put in underground piping to bring water to Palm Springs from Whitewater Canyon at Windy Point ensuring a steady supply of water despite wind or rain. Many of the homes in northern Palm Springs still use this water system.<sup>88</sup>

The village's first pharmacy was opened in 1917 by Dr. Jacob John Kocher, who constructed an adobe building (demolished) on the east side of Main Drive (now Palm Canyon), across from the Desert Inn and south of Lykken's Department Store.<sup>89</sup> Kocher became one of the town's leading physicians and when the Palm Springs Board of Trade was founded in 1918, was elected its first president.

<sup>85</sup> Niemann, 129-130.

<sup>86</sup> Niemann, 81-83. Zaddie Bunker would become one of Palm Springs' wealthiest landowners and at the age of 60 obtained her pilot's license.

<sup>87</sup> Niemann, 81-83, and Rita Strombeck, "Women With Vision," *Palm Springs Life*, March 2013, <http://www.palmspringslife.com/Palm-Springs-Life/March-2013/Women-With-Vision/> (accessed March 5, 2013).

<sup>88</sup> Greer, "Men on the Forefront."

<sup>89</sup> Sanborn fire insurance map, 1929.

In addition to respiratory patients, hoteliers, and merchants, Palm Springs attracted artists and writers in the early years of the 20<sup>th</sup> century, drawn no doubt by the beauty and solitude of the desert. The first of these was Carl Eytel, a German-born artist who emigrated to the United States in 1885 and developed an interest in the American west. He settled in Palm Springs in 1898 and, with the permission of the McCallums, built a small cabin out of lumber salvaged from abandoned houses (demolished). It was located near the site of the present-day Tennis Club. Eytel's pen and ink drawings helped to expose Palm Springs to the outside world, and he was hired by author and booster of the American West George Wharton James to illustrate James' book *The Wonders of the Colorado Desert*.<sup>90</sup> Landscape artist and Hearst cartoonist Jimmy Swinerton traveled to Palm Springs in 1907 after contracting tuberculosis and being given less than a year to live. He lived in Palm Springs until his death in 1974.<sup>91</sup> British-born writer and photographer J. Smeaton Chase arrived in Palm Springs in 1915. Chase was the author of several popular books about California, including *Yosemite Trails* and *California Coastal Trails*. He married Isabel White, the sister of Dr. Florilla and Cornelia White, in 1917, and in 1920 wrote *Our Araby: Palm Springs and the Garden of the Sun*, a book that did much to publicize the up-and-coming desert resort.<sup>92</sup>

<sup>90</sup> Niemann, 108.

<sup>91</sup> Niemann, 110.

<sup>92</sup> Niemann, 108-109.



## EARLY DEVELOPMENT (1884-1918): ELIGIBILITY

### Property Types: Single-family Residence, Commercial Building, Remnant Feature

Properties eligible under this theme represent some of the earliest extant *built* resources in the city's history. Resources from this period are associated with the Anglo-American settlers of the area, the founding of the town called Palm Springs, and its subsequent development into a winter health spa and tourist destination. Resources from this period are rare,<sup>93</sup> and all extant resources are likely already known. Resources eligible under this theme may include buildings (residential and commercial), along with ancillary structures, infrastructure, or other remnant features.

Remnant features from this period may include infrastructure improvements, including irrigation and stone walls. Of the many stone walls found in Palm Springs, perhaps the most historically significant are those lining the remains of the village's legendary irrigation canals – the Tahquitz and Whitewater ditches.<sup>94</sup> Entering the village across the modern-day Las Palmas neighborhood, the Whitewater Ditch skirted the mountain edge along the present-day sites of the O'Donnell Golf Course, Desert Inn, and The Willows, before crossing diagonally over the Tennis Club neighborhood. Not long after its completion, the Whitewater Ditch was extended to bring water to the development of Palmdale, site of modern-day Smoke Tree Ranch. A remnant of John McCallum's irrigation canal remains on the grounds of the Casa Cody Inn (175 S. Cahuilla Road; HSPB-59). There are also remnant stone walls in many residential neighborhoods, including the area now known as the Tennis Club neighborhood.

Rare surviving properties from this period include the McCallum Adobe (HSPB-5), the oldest remaining building in Palm Springs; and Miss Cornelia White's "Little House" (HSPB-4). Both buildings have been moved from their original locations and reconstructed at the Village Green Heritage Center. Another early example is the 1916 Reginald Pole adobe on the grounds of the Casa Cody (1916, 175 S. Cahuilla Road; HSPB-59). Also remaining from this period is the stage stop at Smoke Tree Ranch.

<sup>93</sup> The Palm Springs Hotel was demolished in 1954 to clear the site for new development (Fred Weigel, "Another Landmark of Village Disappearing," *The Desert Sun* XXVIII, 32, December 9, 1954.). Lykken's Department Store (HSPB-9) still stands but was remodeled in the Spanish Colonial Revival style in the 1930s. Bunker's Garage was replaced in 1929 with a Mission Revival-style building and eventually became the Village Pharmacy; it was demolished in 1967, along with the Desert Inn, to make way for the Desert Inn Fashion Plaza. Kocher's adobe pharmacy was demolished, probably in 1934 for construction of Kenneth Colborn's Palm Springs Shops Building (Roger C. Palmer, PhD, *Palm Springs Then & Now* (Charleston, SC: Arcadia Publishing, 2011), 49. Sanborn maps indicate that the adobe was intact in 1929 and was located where the Colborn building and the Center's Bank of America branch were successively constructed.)

<sup>94</sup> Information about the Tahquitz and Whitewater Ditches largely adapted from Steve Vaught, *Sentinels in Stone: Palm Springs' Historic Tennis Club Neighborhood and its Iconic Walls* (Palm Springs, CA: Palm Springs Preservation Foundation, 2015), 7-11.

### Applicable Eligibility Criteria

A building or remnant feature from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>95</sup>	As a rare example of early residential or commercial development, or a remnant feature representing the first built resources associated with the Anglo-American settlement of Palm Springs.
B/2/2 (Person)	For its association with a significant person in the early history of Palm Springs. Significant persons within this theme include the earliest Anglo-American settlers who were influential in the establishment and development of Palm Springs.
C/3/4,5 (Architecture)	As a good or rare example of an architectural style, property type, or method of construction, particularly adobe construction, from the period; or as the work of a master builder, designer, artist, or architect. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles chapter.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under this theme. Properties and features from this period are extremely rare and represent some of the earliest development in Palm Springs; therefore, a greater degree of alteration may be acceptable.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property or feature from this period eligible under Criteria A/1/3 (Event) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with the city's early Anglo-American settlement. It is expected that integrity of setting may have been compromised by later development. Due to the importance and rarity of resources from this period, a property may remain eligible if it has been relocated.

<sup>95</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
B/2/2 (Person)	A residential property significant under Criterion B/2/2 (Person) should retain integrity of design, feeling, and association, at a minimum, in order to convey the historic association with a significant person.
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>96</sup> A property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, and feeling, at a minimum, in order to be eligible under this theme. In adobe structures, the adobe walls should remain largely intact, and the building should retain the majority of the character-defining features associated with an adobe structure of its age. Alterations that are consistent with upgrades typically seen in early adobe structures, including later wood frame additions and replacement windows within original window openings, are acceptable. It is expected that the setting will have been compromised by later development.

#### **Early Development (1884-1918): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance;
- display sufficient character-defining features of the construction method or architectural style to convey its historic significance; and
- retain the essential aspects of historic integrity.

<sup>96</sup> *National Register Bulletin 15.*



## Context: Palm Springs between the Wars (1919-1941)



O'Donnell House, *Ojo del Desierto*, 447 W. Alejo Road, 1925. Listed in the National Register; HSPB-19. Source: Steve Vaught, Paradise Leased.

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

## CONTEXT: PALM SPRINGS BETWEEN THE WARS (1919-1941)

### Overview

This context explores the transformation of Palm Springs from a modest spa town into a luxury winter resort in the years between the First and Second World Wars. By 1918 Nellie Coffman and her sons, George Roberson and Earl Coffman, understood the town's potential, not as a health spa for asthmatics and consumptives, but as an exclusive winter resort for the well-to-do, and set about transforming their sanatorium into the luxurious Desert Inn, one of the most renowned hostleries in the country. Their success inspired the development of two equally spectacular hotels in the 1920s and cemented the town's growing reputation as one of the country's premier luxury winter resorts. These were the Oasis Hotel (121 S. Palm Canyon Drive; HSPB-10), designed by Frank Lloyd Wright, Jr. (known as Lloyd Wright) and opened in 1925 by Pearl McCallum McManus;<sup>97</sup> and the grand Hotel El Mirador (1150 N. Indian Canyon Drive), designed by Walker and Eisen in a sumptuous Spanish Colonial Revival style and opened in 1927.<sup>98</sup>



El Mirador Hotel, photographed c. 1933. Source: Security Pacific National Bank Collection, Los Angeles Public Library.

<sup>97</sup> The Oasis Hotel opened on a provisional basis in 1924, but the official opening was in 1925.

<sup>98</sup> There was a New Year's Eve party held at El Mirador on December 31, 1927; the hotel officially opened for business on January 1, 1928. Burton L. Smith, "Miracle Hotel Graces Desert," *Los Angeles Times*, January 2, 1928.



Automobile tourism played an early and important part in the success and growth of Palm Springs as a resort destination. In 1914, highway bonds were passed in Riverside County for extensive road improvements and construction of new routes. As part of these efforts, the highway connecting Los Angeles and Palm Springs was completed in October 1916.<sup>99</sup> Pavement of the highway through to Indio was completed in 1924, allowing travelers to drive all the way from Los Angeles to Palm Springs in less than 4 hours, all on paved roads.<sup>100</sup>

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. Several tracts were subdivided by Prescott T. Stevens, along with other prominent early Palm Springs settlers including Pearl McManus, Raymond Cree, and Harriet Cody. There are extant properties from this period associated with some of the village's most prominent citizens, including Ted Fulford, Carl G. Lykken, Zaddie Bunker, Alvah Hicks, Harold Hicks, Katherine Finchy, Earle Strebe, Phil Boyd, and many others.

In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. Wealthy capitalists who came to Palm Springs in the 1920s include King Camp Gillette; Carrie Humphrey Birge, widow of George K. Birge, the wallpaper & Pierce-Arrow magnate; businessman and philanthropist William Mead; Frederick W. Stevens of the American Locomotive Company; Chicago capitalist John Burnham; steel magnate Louis R. Davidson; and cereal king S.K. Kellogg, who began wintering in Palm Springs as early as 1926.

The 1930s saw Palm Springs blossom, as more and more celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. By the start of World War II, Palm Springs had so long been thought of as a movie star's playground that some of the neighborhoods were described as "Beverly Hills in the desert." One section was so filled with film notables, the neighborhood was ultimately dubbed the "Movie Colony."

In the 1930s important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. Internationally famous names such as Walter P. Chrysler; Alfred Vanderbilt; Herbert F. "Hib" Johnson of the S.C. Johnson Co.; John Jakob Raskob, former chairman of the Democratic National Committee, head of finance for both General Motors and Dupont de Nemours, and builder of the Empire State Building; auto magnate Walter Marmon; Julia S. Carnell of National Cash Register; Arthur K. Bourne of Singer Sewing Machine fortune; Franklyn Hutton, James S. Kemper and his brother Hathaway of the

<sup>99</sup> Steve Lech, "Back in the Day: Jackrabbit Trail was a first link between Moreno and Redlands," *The Press Enterprise*, February 27, 2014.

<sup>100</sup> Steve Lech, "Back in the Day: Jackrabbit Trail was a first link between Moreno and Redlands," *The Press Enterprise*, February 27, 2014.

insurance giant, Kemper Insurance Group; Russell Vought of Vought Aircraft; and Lawrence Mario Giannini, who made the Bank of America into one of the world's largest financial institutions.

Architecturally, the Spanish and Mediterranean Revival styles were the town's dominant architectural expression during this period. In addition, there are examples of simplified Ranch houses featuring rustic details and board-and-batten exterior walls. Beginning in the 1930s, prominent Modernist architects began making significant contributions to the architectural landscape in Palm Springs.<sup>101</sup>

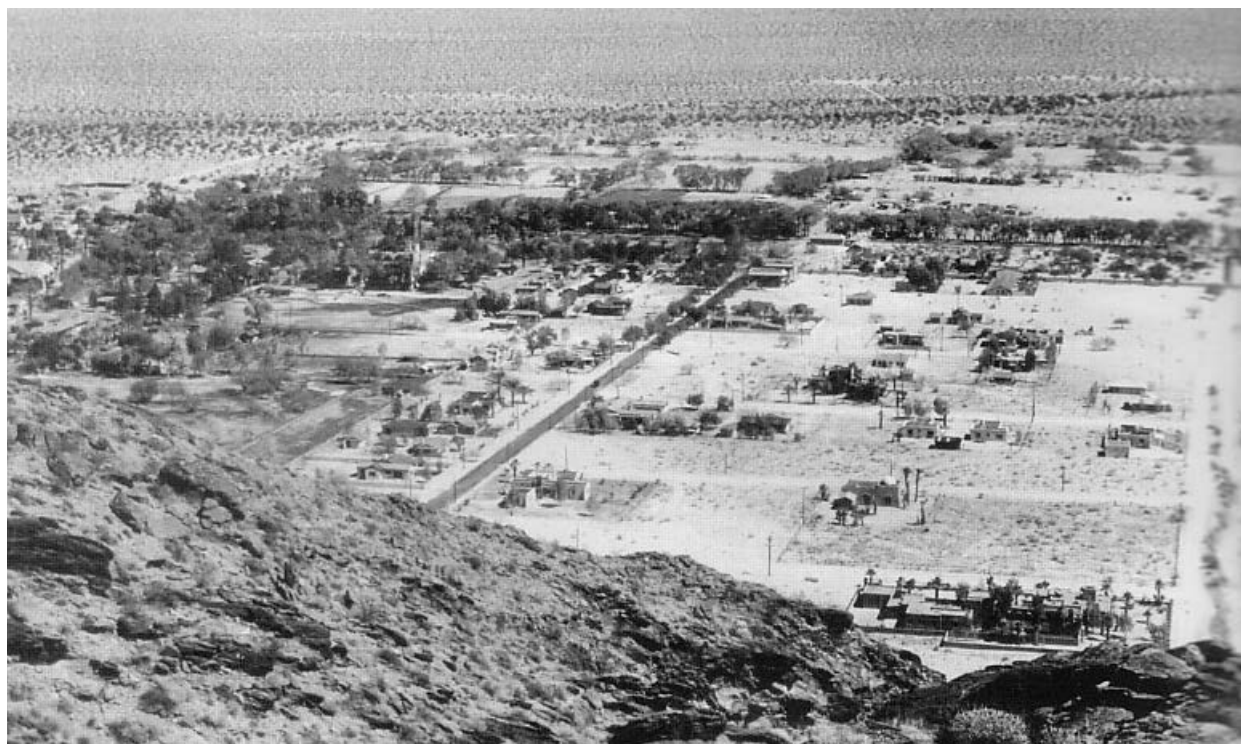
This context examines influences on the built environment in Palm Springs between World War I and the onset of World War II. The first section provides an overview of the important developments in architecture during this period and a brief discussion of some of the significant architects. Following the introductory section are the themes and sub-themes, divided by property type: single-family residential development, multi-family residential development, commercial development, and civic and institutional development. At the conclusion of each theme are registration requirements for evaluating resources under that theme.

<sup>101</sup> Discussion of Modern architectural trends in Palm Springs largely derived from Alan Hess, "Historic Context of Modern Architecture: Residential, Commercial and Civic Architecture," for Historic Resources Group, January 23, 2015 and revised June 9, 2015.

**THEME: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BETWEEN THE WARS (1919-1941)<sup>102</sup>**

**Residential Architecture (1919-1941)<sup>103</sup>**

This sub-theme explores the important role of architecture in the development of single-family housing in Palm Springs, and discusses buildings that are significant examples of particular architectural styles or the work of important architects. In the early 1920s the utilitarian structures built to serve the basic needs of early settlers began to give way to more stylish housing designed for the pleasure of seasonal residents and visitors. There are a range of architectural styles seen in the residential neighborhoods of Palm Springs from this period, including period revival, Ranch, and early Modernist works.



Early aerial view of Palm Springs, showing sparse development in 1920s. Photograph is taken above present-day Tennis Club. Indian Avenue (now Indian Canyon) is the tree-lined street at the top of the photo; the perpendicular street is Arenas Road. The open space on the left is the Desert Inn Mashie Golf Course. Source: *Palm Springs, CA: Images of America*, p. 68.

<sup>102</sup> Multi-family residential development is discussed in a separate theme, below.

<sup>103</sup> This section includes an overview discussion of the predominant architectural styles from this period. A more detailed description of each style, including character-defining features, is included in the Architectural Styles section.

### Early 20<sup>th</sup> Century & Period Revival Styles

There is a small number of 1920s and 1930s “California bungalows” influenced by the Arts and Crafts movement in Palm Springs. Although these examples are rare, tenets of the style reflect the lifestyle of Palm Springs (rugged/rustic setting, use of natural materials, connection to outdoors), and the modest, one-story, bungalow type is seen throughout the early neighborhoods, albeit with varying stylistic details. The California bungalow was a simple, garden-oriented house uniquely suited for the climate and lifestyle of the region. The term bungalow typically refers to a modest, one- or one-and-a-half-story house with an informal floor plan. The exteriors were generally simple, to fit with the rugged lifestyle of the inhabitants, and the use of natural materials was important to the design aesthetic. Wide, overhanging eaves not only emphasized the horizontal emphasis of the small bungalow, but were also practical in shading the house from the hot California sun. Structural members were exposed, particularly at the roof line. Brick or stone foundations supported the wood frames, which were clad either in wood shingles or stucco, and heavy supports define the deeply recessed front porch.

Residential design in the 1920s displays an eclectic array of period revival styles, inspired in part by the Panama-California Exposition and the burgeoning film industry. As the focus on regional expression through architecture evolved, period and exotic revival styles took hold throughout California. Mediterranean Revival and Spanish Colonial Revival examples prevailed, in large measure due to the Panama-California Exposition, held in San Diego in 1915. The lead architect was Bertram Grosvenor Goodhue, who was assisted by Carleton Winslow. Goodhue chose an eclectic Spanish style for the exposition buildings, setting it apart from the more formal European Renaissance and Neoclassical styles which were being employed at the San Francisco World’s Fair the same year. Goodhue’s architecture featured stylistic references to the Catholic missions and churches of Southern California and Mexico, as well as to grand palaces of Mexico, Spain, and Italy. Well suited to the region’s warm, dry climate, the Spanish Colonial and Mediterranean Revival styles in particular appealed to many Southern California residents for their exotic appearance and sense of history. “Here were two styles supported by the regional myth of California as the Mediterranean shores of America and even, in the case of Spanish Revival, supported by a slight degree of historical justification.”<sup>104</sup>

In the 1920s and 1930s a number of architects and designers from Los Angeles and elsewhere worked in Palm Springs, designing Spanish and Mediterranean Revival-style residences primarily as winter homes for seasonal residents. Many of these were constructed of cast-in-place concrete, likely in response to the desert climate. Architects working in Palm Springs during this period included: Paul R. Williams, the talented and prolific “Architect to the Stars” and first African American member of the American Institute of Architects; Gerard Colcord, a Beverly Hills architect best known for his sprawling “Country Colonials;” Wallace Neff, whose highly refined, distinctive interpretations of traditional styles made him one of Southern California’s most sought-after residential architects; John Porter Clark, a young designer who,

<sup>104</sup> Starr, *Material Dreams*, 191.

after working in Pasadena for Garrett Van Pelt, moved to Palm Springs and worked under the license of Van Pelt and Lind until securing his own certification; and William Charles Tanner, an artist and draftsman based first in Riverside and then Hollywood, who was not a licensed architect but who managed to secure some of the most important projects in Palm Springs in the 1920s, including the revamped Desert Inn and the house called *Ojo del Desierto* ("Eye of the Desert").

*Ojo del Desierto* (447 W. Alejo Road, HSPB-19 and listed in the National Register of Historic Places), the winter home of oilman Thomas O'Donnell, a Desert Inn regular, and his wife Dr. Winnifred Willis Jenney, is one of the best examples of the Spanish and Mediterranean Revival in Palm Springs. Constructed in 1925 on the hillside above the Desert Inn, *Ojo del Desierto* was designed by Tanner, who was simultaneously working on the Desert Inn, and built by Alvah Hicks on land that had been owned by Nellie Coffman. The house was built of reinforced concrete, clad in plaster to resemble adobe, and topped with a clay tile roof. Cantilevered wood balconies shield the house from the sun, and French doors open to tiled patios and a large stone terrace with a commanding view over the city. The interior features tile floors, hooded fireplaces, exposed wood trusses, wrought iron balconies, and *Mudejar*-style paneled wood doors.

Other high-style examples include The Willows (412 W. Tahquitz Canyon Way, HSPB-34), originally constructed in 1925 as the winter home of businessman, philanthropist, and Los Feliz developer William Mead and designed by architect William J. Dodd of Dodd & Richards.<sup>105</sup> It is built into the lower slopes of Mt. San Jacinto at the west end of Tahquitz Canyon Way. The house is a cluster of simple rectangular volumes finished in plaster, with clay barrel tile roofs, wrought iron balconies supported on elaborate plaster brackets, and an elevated, arched loggia with a plaster groin vault. The interior features plaster walls, polychrome coffered ceilings, and tiled fireplaces. That same year, Dodd & Richards designed a twin of The Willows for Roland P. Bishop (468 W. Tahquitz Canyon Way). Bishop was a prominent Los Angeles businessman who headed Bishop & Co., Southern California's largest confectioner and purveyor of baked goods, which was acquired by the National Biscuit Co. (NABISCO) in 1930.

One of the most exotic Mediterranean-inspired houses in Palm Springs is Dar Maroc (now the Korakia Pensione, 257 Patencio Drive), the home of Scottish-born painter Gordon Coutts, who after a lifetime of wandering the world spent his last years in Palm Springs. Coutts was born in Aberdeen in the mid-1860s and studied art at the *Académie Julian* in Paris, where he distinguished himself with his landscapes and portraits; he later spent ten years as an art instructor in New South Wales, Australia, and some of his works now hang in the Australian National Art Gallery, the Adelaide National Gallery, and the

<sup>105</sup> "The History," *The Willows Historic Palm Springs Inn*, <https://thewillowspalmsprings.com/press-history-of-the-willows/> (accessed June 23, 2015).



Melbourne Art Gallery.<sup>106</sup> Coutts moved to San Francisco with his American wife Alice about 1900; after their divorce in 1917, he spent several years living in Spain and North Africa with his second wife, Gertrude.<sup>107</sup> In the early 1920s ill health ended Coutts' travels and brought him to Palm Springs, then a budding artists' colony whose climate and light reminded him of North Africa. He built Dar Maroc in 1924, complete with crenellated walls, horseshoe arches, tiled patios, and tinkling fountains. Coutts settled there with his wife and daughters and hosted a bohemian salon of artists that included *American Gothic* painter Grant Wood, the great English portrait artist Sir John Lavery, and film stars like Errol Flynn and Rudolph Valentino.<sup>108</sup> Coutts died in Palm Springs in 1937.<sup>109</sup> After his death, Dar Maroc was converted into an apartment building.<sup>110</sup>



L: Dar Maroc (1924), one of the most exotic designs in Palm Springs, was the home of painter Gordon Coutts. Source: Los Angeles Public Library. R: Willard House (1929). Source: <http://twinlakesgallery.com/history/willards-story/>.

In 1929 photographer Stephen H. Willard built an exceptional Spanish Colonial Revival house at 1701 S. Palm Canyon Drive. Willard was raised in Corona and learned photography in high school. After graduating in 1912 he made photographic trips through the Sierra Nevadas and the deserts of the Southwest. In 1922 he and his wife Beatrice settled in Palm Springs and opened a studio and gallery, and Willard continued his travels to photograph the Colorado and Mojave deserts. His photos, donated

<sup>106</sup> Anne Sullivan, "There's A Real Castle in the Desert," *The Desert Sun*, May 12, 1978, D1.

<sup>107</sup> "Biography," *Gordon Coutts (1865-1937) Painter*, <http://www.gordoncoutts.com> (accessed July 21, 2015).

<sup>108</sup> Thomas Carney, "Korakia Dreaming," *Architectural Digest*, May 1996, 144-45; and Niemann, 114.

<sup>109</sup> Sullivan, D1.

<sup>110</sup> Carney, 144. Dar Maroc was purchased by designer G. Douglas Smith in 1989 and rehabilitated as the Korakia Pensione.



to the Palm Springs Desert Museum in 1999, are “not only valuable artistic masterpieces but also a historic record of the desert and mountain environments.”<sup>111</sup> The Willards lived in the house, with its sprawling plan, exterior staircase, and second-story wood balcony, until 1947.<sup>112</sup> The property is now part of the Moorten Botanical Garden.



L: Arthur Bourne House (1933, Wallace Neff). Source: Alson Clark, *Wallace Neff: Architect of California's Golden Age*, p. 163. R: The Richards House in Smoke Tree Ranch reflects the rustic Ranch-style seen in Palm Springs. Source: Palm Springs Historical Society.

High style Spanish and Mediterranean Revival examples such as The Willows, *Ojo del Desierto*, and Dar Maroc are comparatively rare in Palm Springs, where the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be better suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This minimalist trend continued into the post-World War II years; the city has a collection of 1940s bungalows that feature red clay tile roofing and steel casement windows. The Arthur Bourne House (1933, 486 S. Patencio Road; altered) by Wallace Neff is a Spanish-style hacienda built around a central courtyard and swimming pool, but the simplicity of its forms and its integration of indoor spaces with exterior terraces reflects this important architect's attempt to “fuse the Mediterranean Revival with the modern style.”<sup>113</sup>

<sup>111</sup> Palm Springs Art Museum, “Stephen H. Willard Photography Collection & Archive,” *Palm Springs Art Museum*, <https://www.psmuseum.org/palm-springs-art-collection/photography/stephen-h-willard-photography-collection-and-archive/> (accessed August 17, 2015).

<sup>112</sup> Niemann, 111.

<sup>113</sup> Alson Clark and Wallace Neff, *Wallace Neff, Architect of California's Golden Age* (Santa Barbara, CA: Capra Press, 1986), 162.

### The Advent of Modernism

The International Style – an architectural aesthetic that stressed rationality, logic, and a break with the past – emerged in Europe in the 1920s with the work of Charles-Édouard Jeanneret (Le Corbusier) in France, and Walter Gropius and Ludwig Mies van der Rohe in Germany, where the Bauhaus School trained a future generation of Modern architects. For these early 20<sup>th</sup>-century Modernists, the machine was “the great vehicle of aesthetic transformation not only for its suggestion of cleanliness and efficiency, but also for the new materials and techniques it introduced,”<sup>114</sup> including steel, glass, and concrete. Their buildings were minimalist in concept, stressed functionalism, and were devoid of regional characteristics and nonessential decorative elements. Modern architects were working to establish a new architectural style that was reflective of the Modern era.

Crucial to the development of the International Style was Le Corbusier and Pierre Jeanneret’s 1926 “Five Points Towards a New Architecture,” which outlined their principles for modern design: *piloti* (columns which raised the building above the ground), a free plan (possible through the use of concrete construction), free façades (because the exterior walls are no longer load-bearing), flat roof with roof garden (replacing land lost underneath the building), and ribbon windows. These ideas are most fully expressed in Le Corbusier’s 1929 Villa Savoye, located in Poissy, France.

Mies van der Rohe espoused a slightly different interpretation of the International Style, based upon the aphorism that “less is more.” Mies focused upon the concept of enclosing open and adaptable “universal spaces” within a clearly arranged structural framework of pre-fabricated steel members infilled with glass. This concept was expressed in three Miesian subtypes: the glass-and-steel pavilion, the all-glass curtain wall, and the modular building.<sup>115</sup>

In 1932, New York’s Museum of Modern Art hosted an architecture exhibition curated by Henry Russell-Hitchcock and Philip Johnson entitled “The International Style: Architecture Since 1922.” The accompanying publication was the first to name and define the style, introducing the American public to the new European approach to design and highlighting its major practitioners. This helped promote the style, which was critical to the development of Modernism before World War II. Hitchcock and Johnson identified the primary aesthetic principles of the International Style as: “an emphasis upon volume – space enclosed by thin planes or surfaces as opposed to the suggestion of mass and solidity; regularity as opposed to symmetry or other kinds of obvious balance; and lastly, dependence upon the intrinsic elegance of materials, technical perfection, and fine proportions.”<sup>116</sup>

<sup>114</sup> Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 137.

<sup>115</sup> City of Riverside, “Modernism Context Statement,” November 3, 2009, 15.

<sup>116</sup> Henry Russell Hitchcock and Philip Johnson, *The International Style* (New York: H. W. Norton & Company, revised edition with new foreword published in 1995), 29.

The Nazis closed the Bauhaus in 1933, and Gropius and Mies van der Rohe fled to the United States, by which time they had both established international reputations as pioneers of Modern architecture. Mies taught at the Illinois Institute of Technology, and Gropius at the Harvard School of Design. This meant that the tenets of International Style Modernism were now being promoted in the United States by two of its leaders. Two Austrian immigrants, Richard Neutra and Rudolph Schindler are credited with introducing International Style architecture to Southern California. Both worked briefly for Frank Lloyd Wright before settling in Los Angeles and embarking on their own careers, contributing to the development of a distinctly regional interpretation of Modern architecture.

The earliest known Modern building to be built in the Palm Springs area was the Popenoe Cabin (1922, demolished) by Schindler.<sup>117</sup> The Popenoe Cabin was located in what is now Palm Desert, but it is notable here as a significant and early Modernist work in the Coachella Valley.



Popenoe Cabin (1922, R. M. Schindler). Source: UC-Santa Barbara Architecture and Design Collections, Schindler Papers.

Several architects who would be central to the development of Palm Springs Modern architecture arrived in the city in the 1930s, launching a fertile and innovative era. In addition, several important out-of-town architects began their association with the city during this period. Though not all clients wanted Modern design, the commitment of these architects to Modern concepts helped lay the foundation among private and civic clients and the general public for the acceptance of Modern design in ensuing decades. The presence of these architects demonstrates that environmental and economic conditions in Palm Springs were, and continued to be, conducive to innovative architecture. It also reflects the variety of Modern architectural concepts, from International Style, to Streamline Moderne, to Organic, which would be characteristic of Palm Springs Modernism.

Two key Palm Springs architects, Albert Frey and John Porter Clark, worked together for more than 15 years. They were partners from 1935 to 1937, although their work at this time was published under

<sup>117</sup> Paul Popenoe (1888-1979) was born in Kansas but grew up in California. He was the founder of modern marriage counseling in the United States. Popenoe and his wife lived in the Coachella Valley from 1920 to 1926; in 1926 they moved to Los Angeles. Designs for the Popenoe Cabin show Schindler playing with composition, proportion, and space.

the name Van Pelt and Lind; they worked together under the firm name Clark & Frey from 1939 to 1952.<sup>118</sup> Though clients were still favoring traditional styles (with which Clark, who had trained at Cornell and worked for the firm of Marston, Van Pelt & Maybury, was familiar), Clark and Frey continued to promote Modern design, seen in the Guthrie House (1935-37, 666 E. Mel Avenue; altered), Halberg House (1935-37; demolished), and particularly in Clark's own house (1939, 1200 E. Paseo El Mirador). Clark's house expresses the freedom of design and freedom from convention embodied in Modernism: its materials include steel columns and corrugated metal siding (a material previously confined to industrial uses), and its unusual plan lifting the small house off the ground, leaving the ground floor open as a shaded patio, shows the architect's response to environmental conditions.



L: John Porter Clark House (1939, John Porter Clark) at 1200 E. Paseo El Mirador. Photographed by Julius Shulman, 1947. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection. R: The Davidson Residence/Ship of the Desert (1936, Earle Webster & Adrian Wilson; HSPB-47) at 1995 South Camino Monte. Photo by Herman Schultheis, c. 1938. Source: Los Angeles Public Library.

The Davidson Residence/Ship of the Desert (1936, 1995 Camino Monte; HSPB-47) is one of the few Streamline Moderne buildings in Palm Springs; as such it represents one important expression of Modern design reflecting the machine imagery of automobiles, steamships, and airplanes. It was designed by the architectural firm of Earle Webster & Adrian Wilson; Bashford and Barlow were the landscape architects; and Earle Webster's wife Honor Easton did the interiors, for which she received an award from the Southern California Chapter of the AIA. In addition, the Ship of the Desert marks the first work in Palm Springs by California School artist Millard Sheets, who consulted on the house's colors. The home was featured on the cover of *Sunset* magazine in October 1937.

<sup>118</sup> Joseph Rosa, *Albert Frey, Architect* (New York, NY: Rizzoli International Publications, Inc., 1990), 150.

Richard Neutra interpreted the International Style in his design for the Grace Lewis Miller House (1937, 2311 N. Indian Canyon Drive; HSPB-45). This small house combined a home with a dance studio for the owner. It is a good representation of Neutra's use of simple, flat-roofed forms arranged and adapted to the sun, outdoor space, and the need for coolness and ventilation in the desert.



Grace Lewis Miller House (1937, Richard Neutra; HSPB-45). Photographed by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.



### Sub-Theme: Single-Family Residential Development (1919-1929)

If [Herodotus] were to visit this modern ‘Occidental Araby’ at Palm Springs which is becoming world famous for its beauty and wonderful winter weather conditions...he would find flora and fauna of infinite variety and kind....he would find that men of wealth had preceded him to enjoy the natural beauty, the perfect winter climate, the rejuvenating elevation and the curative spring waters by building fine homes and establishing here a winter community.<sup>119</sup>

From the start, Palm Springs owed much of its residential development to tourism. Guests who stayed at the Desert Inn (able to accommodate 200 guests by 1925), the Oasis Hotel (officially opened in 1925), and El Mirador (opened with a New Year’s Eve Party in 1927) came for the warm desert air and positive health effects.<sup>120</sup> Those same guests began to consider the value of residency in Palm Springs and as author Lawrence Culver points out, “...Hollywood vacationers-turned-residents portended the future of the resort.”<sup>121</sup>

Pre-World War II residential development was largely concentrated on land immediately surrounding the existing village and the resorts: “the sheltered area.”<sup>122</sup> Development to the west of Palm Canyon Drive at the base of the foothills provided shelter from wind and blowing sand as well as vistas of the surrounding mountains and desert landscape. Less expensive tracts clustered on the east side of the Palm Canyon/Indian Canyon spine that bisected the village. However, the developments south of El Mirador catered to guests of the hotel that cultivated a distinctly Hollywood clientele.<sup>123</sup> Many hotel guests later bought homes in the area around El Mirador.

The other major area of prewar residential development in Palm Springs was to the south along the spine of South Palm Canyon Drive around Tahquitz Creek. With the exception of Smoke Tree Ranch, south Palm Springs remained largely undeveloped until the late 1950s and 1960s. Before World War II, there was no development east of Sunrise Way.

In addition to the rise of the automobile, the prewar residential development of Palm Springs was influenced as well by the Los Angeles press. During the 1920s, the society pages of the *Los Angeles Times* and other newspapers extensively covered the arrivals and departures of wealthy industrialists from all over the country who opened their homes for the season or took up winter residency in Palm Springs. Social occasions in Palm Springs were also widely covered—be they parties in private homes or one of the many public events (e.g., the Desert Circus, dog shows, fashion shows, or other events). With

<sup>119</sup> *Brochure for the Araby Tract, 1925.*

<sup>120</sup> The development of these hotels is discussed in greater detail in the Commercial Development theme; they are mentioned here as catalysts for residential development during this period.

<sup>121</sup> Lawrence Culver, *The Frontier of Leisure* (New York: Oxford University Press, 2010), 156.

<sup>122</sup> “Ad for Austin G. McManus,” *Palm Springs California Magazine*, 1929, 27.

<sup>123</sup> The El Mirador was the only one of the Palm Springs hotels that welcomed Jewish guests. This and purposeful cultivation of Hollywood through publicist and free accommodations for the press made it popular with actors, writers, directors, and other Hollywood notables.



the arrival of the Hollywood actors, writers, producers and directors, photographs of stars enjoying the desert playground were distributed nationally.

Development in all of Palm Springs' pre-World War II residential tracts was sparse, and in-fill construction continued in virtually all of them throughout the postwar period. As a result, the period revival style residences from before World War II often sit side-by-side with Ranch and Mid-century Modern designs from later periods. Many early homes were constructed on multiple parcels with ample space for landscaped private gardens.

#### Residential Subdivisions from the Period

Following is a discussion of select residential subdivisions that were recorded in the 1920s. The narrative discussion is intended to provide an overview of residential development during this period, including the earliest recorded tracts, those that were particularly significant in the development of Palm Springs, or those that were associated with an important developer. The subdivisions are listed chronologically by the date they were initially recorded. The Overview of Tract Development in Appendix B includes a list of the residential subdivisions in Palm Springs that were studied as part of the survey effort, including any information compiled about additional tracts not included in the narrative. The information included in the table is intended to provide additional data about residential development in Palm Springs and inform future researchers about this facet of Palm Springs history; a complete history of each tract is outside the scope of this project.

**FIGURE 2: RESIDENTIAL SUBDIVISIONS RECORDED IN THE 1920S**

NAME	DATE	DEVELOPER
Las Hacienditas	1923	J.J. Kocher
Vista Acres	1923	Prescott T. Stevens
Tahquitz Park	1923	Pearl McCallum McManus
Palm Canyon Mesa	1924	Edmond T. Fulford
Araby Tract	1925	H.W. Otis and Son
Merito Vista	1925	Prescott T. Stevens
Las Palmas Estates	1926	Prescott T. Stevens
Palm Springs Estates	1927	Prescott T. Stevens
Vista Santa Rosa	1927	Raymond Cree & John Chaffey
Palos Verdes Tract	1928	Harriet Dowie Cody and Reta McDowie

### Vista Acres, Las Hacienditas, Tahquitz Park (1923)

Palm Springs' transition from resort to residential development began in earnest in 1923. In January of that year, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. This was quickly followed in March by the subdivision of Las Hacienditas, immediately to the south of El Mirador, developed by Dr. J.J. Kocher.<sup>124</sup> Las Hacienditas was bordered by Tachevah Drive to the north, Tamarisk Road to the south, N. Indian Canyon to the west, and N. Via Miraleste to the east. Today, Las Hacienditas is part of what is known as the Movie Colony.

In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood).<sup>125</sup> Tahquitz Park was bordered by Baristo Road on the south, Tahquitz Drive on the west, the north side of Arenas Road to the north, and Patencio Road on the east. McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark.<sup>126</sup> However, building was generally slow. To boost sales at the tract, McManus and her husband built a speculative house known as "The Tahquitz Park Demonstration House" (a.k.a. Tahquitz House; 1937-38, Charles O. Matcham) on Valmonte del Norte. Interiors were furnished by Barker Brothers "in the soft subtle shades of desert color."<sup>127</sup> The Minimal Traditional-style house was featured in the November 1938 issue of *Arts + Architecture* magazine along with ads by the McManus Realty Co. for its sale. There are a number of architecturally significant residences in Tahquitz Park, including the Roberson Residence (1926; 385 W. Tahquitz Drive; HSPB-21); the Bourne Residence by Wallace Neff (1933, 486 W. Patencio Lane; altered), and the Burnham Residence by H. Palmer Sabin (1929, 147 S. Tahquitz Drive).<sup>128</sup>

The Burnham property was the site of an artists' colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World's Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after

<sup>124</sup> Dr. J.J. Kocher was the brother of architect A. Lawrence Kocher. In 1934, Kocher and Frey designed the Kocher-Samson Building for Dr. Kocher.

<sup>125</sup> The residential area now known as the Tennis Club Neighborhood is home to several historic stacked stone walls. Source: Steve Vaught, *Sentinels in Stone: Palm Springs' Historic Tennis Club Neighborhood and its Iconic Walls* (Palm Springs, CA: Palm Springs Preservation Foundation, 2015).

<sup>126</sup> Peter Wild, *Tipping the Dream: A Brief History of Palm Springs* (Johannesberg, CA: The Shady Myrick Research Project, 2007), 109.

<sup>127</sup> Barker Brothers Ad, *Arts + Architecture*, November 1938, 11.

<sup>128</sup> Although architectural historian David Gebhard attributed this building to Alfred Heineman in the 1982 edition of *A Guide to Architecture in Los Angeles*, trade publications and archival papers indicate that the designer was H. Palmer Sabin.

began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive).<sup>129</sup>



Burnham House, completed in 1929. Part of a group of buildings on S. Tahquitz Drive that comprised an artists' colony.  
Source: Colony 29 website.

Known as the "Street of Spain" for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham's painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton.<sup>130</sup> The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northernmost guest houses, which may have been built by Burnham prior to the construction of

<sup>129</sup> Steve Vaught, "Biographical Sketches of the Founding Committee of Twenty-Five," 94.

<sup>130</sup> Scott Brassart, "Soul in the City," Palm Springs Life, May 2008, [www.palmspringslife.com/Palm-Springs-Life/May-2008/Soul-in-the-City/](http://www.palmspringslife.com/Palm-Springs-Life/May-2008/Soul-in-the-City/) (accessed August 15, 2015).

the main house.<sup>131</sup> The earliest reference to the complex appears in a 1927 *California Southland* article that refers to one of the buildings as the Alson Clark studio.<sup>132</sup> In addition to his own artists' colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe (HSPB-5). He also served as director of the San Diego Fine Arts Gallery.<sup>133</sup> In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the "Father of the Palm Springs Aerial Tramway."<sup>134</sup> However, the site remained an artists' colony as late as the 1960s or 1970s, as several artists were still living there at that time.<sup>135</sup>



The desert studio of Alson Clark, as published in *California Southland*, 1927.

<sup>131</sup> The main house is believed to have been completed in 1929, but it may have been too late to be included on the 1929 Sanborn map. The house is mentioned in an April 1930 article in the *Los Angeles Times* that notes a studio occupied by Nicolai Fechin next to Burnham's residence.

<sup>132</sup> Per local historian Steve Vaught.

<sup>133</sup> Vaught, 94.

<sup>134</sup> Brassart.

<sup>135</sup> Per local historian Steve Vaught.





One of the Homes We Have Built

IN 1884, while searching for the finest climate in California, John Guthrie McCallum was told by his friends, the Cahuilla Indians, of a sheltered nook on the edge of the desert, nestling at the foot of the snow-capped San Jacinto mountains.

The first view of this lovely valley so strongly impressed him that he decided to make this his winter home, and during the next three years purchased approximately 6,000 acres on which has developed the now world famous winter resort of Palm Springs.

The village is built on and around the original McCallum Ranch, and the old adobe ranch house, built by the Indians, still remains to form a part of the delightful Oasis Hotel.

From this foundation has developed the McManus Realty Co., largest owners and developers of fine business and residential properties, all located within the sheltered area.

This firm has built many fine homes, an apartment and one of the beautiful hotels.

Sales consummated during recent years have totaled over \$400,000. At this time several newly completed cottages and larger residences designed especially for sunshine and desert conditions, are available for lease or sale.

A new schedule of prices, as a result of lower building costs, now prevails.

Satisfactory terms and financing can be arranged.

**AUSTIN G. McMANUS**  
PALM SPRINGS, CALIFORNIA

Advertisement from a 1929 issue of *Palm Springs, California* magazine features Pearl McManus' "Pink Mansion in the Tahquitz Park." Source: Palm Springs Historical Society.

Both McManus and Stevens would go on to shape residential development through the 1920s. Pioneer Properties, the real estate sales company founded by McManus and of which she was president, "played a major role in Palm Springs' development."<sup>136</sup> Austin McManus, Pearl McManus' husband, had been a realtor in Pasadena.<sup>137</sup> By 1929, the McManus Realty Co. was the "largest owner and developer of fine business and residential properties...and had built many fine homes, an apartment and one of the beautiful hotels."<sup>138</sup> Pearl McManus had a great deal of power, and "ruled the roost in the sale of anything she owned with an iron glove – insisting that plans for development had to have her approval."<sup>139</sup> According to more than one account, "[Pearl] scrutinized the people and the plans – for purchase or construction – turning them down if she didn't like them for any reason."<sup>140</sup> As a result, builders and real estate brokers went to see her "with fear and trembling" when presenting sales offers.<sup>141</sup>

Part of McManus' vision for the development of Palm Springs during this period included the idea for the first residential subdivision in Palm Springs utilizing modern architecture. In 1925, she approached Lloyd Wright, whom she had engaged to design the Oasis Hotel (1925) to design a "prototype house" for a subdivision that McManus, herself, described as "very modern."<sup>142</sup> Wright's designs for the model house reveal the expressive modern, yet pre-Columbian influenced forms and decoration he used in the Samuel-Navarro Residence in Los Angeles (1926-1928). Yet, it is unclear from the drawings if the geometric decoration was intended as textured concrete block or stenciled detailing. Regardless, the plan for the "prototype house for Palms Springs" features rooms organized around a walled-in and covered patio integrating interior and exterior space.<sup>143</sup> Whether it was due to construction costs or other factors is unknown, but the homes were never built.

<sup>136</sup> Culver, *The Frontier of Leisure*, 156.

<sup>137</sup> "Pearl McCallum Was a Product of the Desert," *Riverside Press Enterprise*, November 22, 2003, B4.

<sup>138</sup> "Ad for Austin G. McManus," *Palm Springs California Magazine*, 1929, 27.

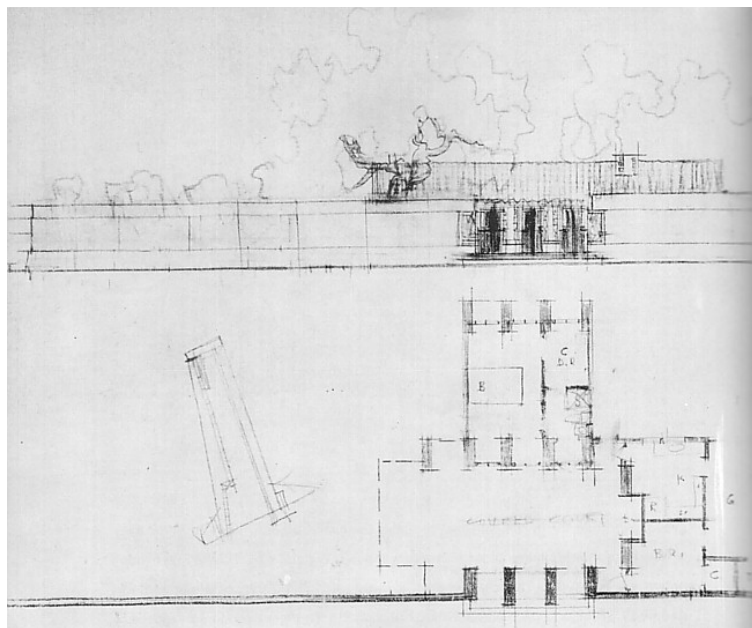
<sup>139</sup> "Pearl McCallum McManus," No date, Clipping File, Palm Springs Historical Society, 4.

<sup>140</sup> "Pearl McCallum McManus," No date, Clipping File, Palm Springs Historical Society, 4.

<sup>141</sup> "Pearl McCallum McManus," No date, Clipping File, Palm Springs Historical Society, 4.

<sup>142</sup> Interview of Pearl McManus to Melba Bennett, April 26, 1948, Clipping File, Palm Springs Historical Society.

<sup>143</sup> David Gebhard and Harriett Von Breton, *Lloyd Wright Architect*, Hennessey and Ingalls, Santa Monica, 1998, 22.



Lloyd Wright designed this prototype Palm Springs house for Pearl McManus in 1925-1926 as part of Pearl's vision for a subdivision of houses. Source: *Lloyd Wright Architect*, p. 22.

### Palm Canyon Mesa (1924)

Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates)<sup>144</sup> is a development nestled in the foothills of the southern end of the city. Palm Canyon Mesa is bordered on the east by S. Palm Canyon Drive and includes Ridge Road to the north, Crestview Drive to the west, and Camino Descanso to the south. The subdivision was the vision of Edmond T. Fulford (1890-1936), the founder of the successful Builders Supply Company in Palm Springs.<sup>145</sup> Fulford and his wife Marion took up residency in the desert in 1921.

Palm Canyon Mesa was planned as a self-contained community accessed through a common main entrance.<sup>146</sup> The development was created in two phases: phase one included 172 parcels in 1924, followed by an additional 71 parcels to the south in 1927. Development in Palm Canyon Mesa was not instantaneous; Sanborn maps from 1929 show just ten homes had been constructed in the

<sup>144</sup> The *Palm Springs Limelight* of December 26, 1936, the *San Bernardino County Sun* of April 7, 1936, and the *Los Angeles Times* of April 7, 1936 refer to the Edmond T Fulford and Edmund Goulding estate on Ridge Road as being in "the former Tahquitz Desert Estates."

<sup>145</sup> Per HSPB, the Purcell family was associated with the Builders Supply Company. The *Desert Sun* notes that Frank Purcell, Jr., was associated with Builders Supply as early as January 1963.

<sup>146</sup> Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 233.



development by that time; however, development continued in the 1930s and 1940s.<sup>147</sup> A gate for the community still stands at the corner of South Palm Canyon Drive and El Portal (HSPB-14).



Palm Canyon Mesa entry portal, southwest corner of W El Portal and S Palm Canyon Dr (HSPB-14). Photograph 2015, Historic Resources Group.

One of the earliest homes constructed in Palm Canyon Mesa was for King Gillette, the inventor of the safety razor, at 324 West Overlook Road (1923). The Spanish Colonial Revival style residence and guest cottage were surrounded by an acre of landscaped gardens and "...a cactus garden of several hundred varieties."<sup>148</sup> That same year, Edmond T. Fulford engaged renowned architect Paul R. Williams to build a residence at 152 El Camino Way – one of the architect's earliest residential commissions.<sup>149</sup> Fulford died unexpectedly from a heart attack. At the time of his death, his civic work included his role as one of the founders and manager of the Palm Springs Field Club.<sup>150</sup> Other significant properties in the Mesa include: the iconic Howard Davidson Residence/Ship of the Desert (1936, Earle Webster & Adrian Wilson; HSPB-47) at 1995 South Camino Monte; the F.H. Bartholomay Residence (c. 1936, Gerard R.

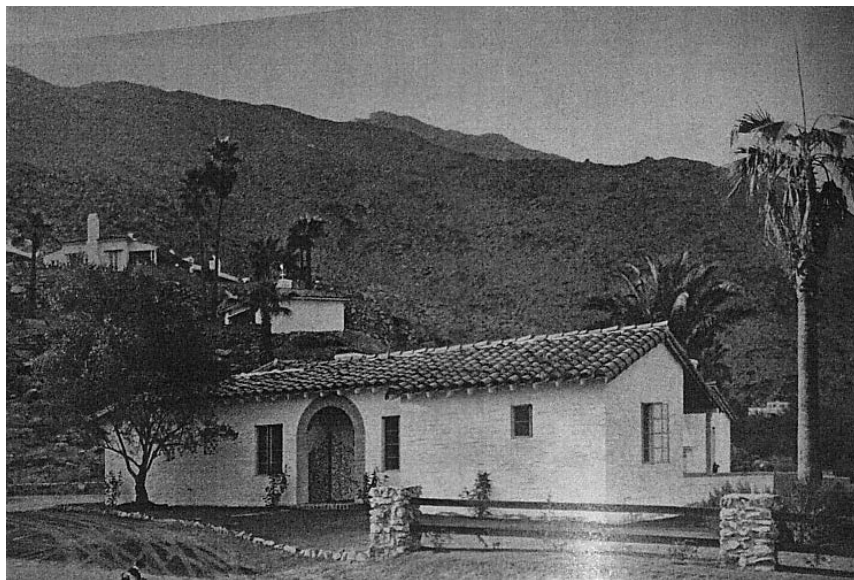
<sup>147</sup> In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. Forest O. Stanton built a house at 2097 Camino Barranca for himself and his wife.

<sup>148</sup> "Many Homes Built on Gay Desert Oasis," *Los Angeles Times*, October 28, 1934, B5.

<sup>149</sup> "Desert Home to be Built at Palm Springs," *Los Angeles Examiner*, March 22, 1925, part IV, 3.

<sup>150</sup> "E.T. Fulford, Palm Springs Leader, Dies," *San Bernardino County Sun*, April 7, 1936, 12.

Colcord; landscape architect Millard Wright) at 282 Camino Carmelita; and the J.E. French Residence (1936, Charles O. Matcham; 1940 addition by John Porter Clark) at 282 El Camino Way.



Bartholomay House (c. 1936, Gerard Colcord). Source: *Arts and Architecture*, September 1936.

### Araby Tract (1925)

South and east of the village of Palm Springs, H.W. Otis and Son, owners/sub-dividers began marketing and selling “Our Occidental Araby at Palm Springs.”<sup>151</sup> The 138-parcel tract of irregularly-shaped lots included graded streets, electrical service, and 10,000 feet of water pipe with “city pressure.”<sup>152</sup> The Los Angeles-based Otis “fell in love with the area and purchased this property for development as a community of desert homes-sites have in mind a completed whole which will be artistic and charming...in keeping with the natural beauty of the surroundings and thoroughly protected by sensible racial and building restrictions.”<sup>153</sup>

<sup>151</sup> “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

<sup>152</sup> “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

<sup>153</sup> “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.



A view of the Araby Tract office and water tower as featured in the Araby Tract sales brochure, *Our Occidental Araby*. A key selling feature of the tract was the 10,000 feet of water pipe improvements that delivered good water pressure. Source: Palm Springs Historical Society.

The sales brochure explained Otis' vision for an attractive community, "Bear in mind, however, that the building of expensive homes is not required or expected. Suitable artistry is the keynote of this development."<sup>154</sup> However, development was not instantaneous and Otis' vision of a cohesive community never came to fruition. Otis did, however, build his own home at 2200 E. Mesquite Drive.



View of the Araby Tract as presented in the tract's sales brochure, *Our Occidental Araby*. Source: Palm Springs Historical Society.

<sup>154</sup> "Our Occidental Araby at Palm Springs" Sales Brochure, Clipping File, Palm Springs Historical Society.



Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses referred to as a “Hopi Village” in the 1920s.<sup>155</sup> The distinctive, circular, stone R. Lee Miller Residence (c. 1925)<sup>156</sup> and the stone “Casa Contenta, Perle Wheeler Martin” Residence (c. 1933) were among them. Wheeler resided in her “Araby rock house” well into the late 1930s.<sup>157</sup> Four extant rock structures located at the end of the present-day private drive at 2540 S. Araby Drive match historic images of the Miller Residence and the Wheeler Martin Residence.<sup>158</sup> Miller was responsible for the construction of many early Palm Springs residences, including the Casablanca Adobe (590 S. Indian Trail, 1936; HSPB-68) for Pearl McManus in the Indian Trail Tract.



Little Araby Rock House. Source: Los Angeles Public Library.

### Merito Vista (1925)

Prescott T. Stevens (1846-1932) was ultimately Palm Springs’ largest pre-World War II residential real estate developer. Stevens, a successful Colorado cattle rancher, relocated with his wife Frances to California in 1912 to seek refuge from her respiratory problems. They first settled in Hollywood, where he invested in real estate, then moved to Palm Springs for the better air. By 1920, Stevens had purchased a large amount of land north of downtown Palm Springs. He also bought several thousand acres from the Southern Pacific Railroad to the east and the north of the village to ensure a steady supply of water

<sup>155</sup> No Title, *The Desert Sun*, October 7, 1929 reprinted in *The Desert Sun*, October 7, 1959.

<sup>156</sup> Image 200850441, Palm Springs Historical Society.

<sup>157</sup> “Premieres Intrigue Desert Folk,” *The Desert Sun*, November 14, 1937, D6.

<sup>158</sup> Historic addresses for these properties include the Martin Residence at 2540 and 2450 S. Araby (*Desert Sun*) and the Miller Residence at 2350 S. Araby (Palm Springs Historical Society).

for his holdings. He bought shares in the original Palm Valley Water Company and then formed the Whitewater Mutual Water Company and the Palm Springs Water Company.

**PALM SPRINGS**  
"OUR ARABY"

If you have not been to Palm Springs, now is the time to go, in order to fully enjoy its sheer natural beauty, its delightfully ideal winter climate and its invigorating elevation.

Men of wealth have always been quick to find and appreciate the beauty spots of America and convert them to their own pleasure, and in the past the development of Palm Springs has been confined to men of large means who pioneered this treasure spot.

With the subdividing, however, of Merito Vista into small estates, its privileges have been made available to those who do not necessarily care to erect pretentious homes here.

*Go to Palm Springs this month and while there, investigate Merito Vista, one of the most unique of the exclusive California subdivisions.*

(By auto, via the Los Angeles-Imperial Valley Route. Daily stage from Union Stage Depot, Los Angeles to Palm Springs.)

**MERITO VISTA**  
**EVANS-LEE CORPORATION**  
Exclusive Los Angeles Agents  
514 California Bank Bldg.  
Metropolitan 3148  
**CREE & CHAFFEY**  
Exclusive Palm Springs Agents  
Palm Springs, California

Advertisement for the Merito Vista subdivision. "Display Ad 109," *Los Angeles Times*, February 7, 1926.

With his colleague Alvah Hicks, a carpenter and nascent homebuilder, they subdivided many of Palm Spring's earliest developments: the Merito Vista tract (1925), Las Palmas Estates (1926), and Palm Springs Estates (1927). Recognizing the best way to sell homes was through tourism, Stevens, Hicks and other developers built the legendary El Mirador Hotel in 1927. Before long, Stevens was convincing tourists to trade up to home ownership.

Merito Vista was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."<sup>159</sup> Indeed the parcel sizes for the 125 lots in Merito Vista are narrow and deep. However, the design of the subdivision deviates from a basic grid pattern to include curving and rounded streets evocative of the suburban residential community plans of Frederick Law Olmsted.<sup>160</sup> Merito Vista was a success as it reportedly "...practically sold out during the first season."<sup>161</sup> Sanborn maps from 1929 reveal that sales may have been brisk, but building was far slower; just twelve parcels in the development had structures associated with them by 1929.<sup>162</sup> Homes in Merito Vista were chiefly Spanish Colonial Revival, other period revival styles, or early iterations of the California Ranch style. More than twenty of them were reportedly built by carpenter-turned-general-contractor, Alvah Hicks, who developed a reputation for quality building. Often these houses were built on speculation, then quickly sold.<sup>163</sup> Homeowners also purchased multiple parcels for their estates – contributing to relatively low-density

<sup>159</sup> "Display Ad 109," *Los Angeles Times*, February 7, 1926.

<sup>160</sup> Olmsted was America's pre-eminent landscape designer in the late 19<sup>th</sup> century. He designed the Columbian Exposition of 1893, New York's Central Park and the improvements to the White House grounds of 1902.

<sup>161</sup> "Desert Acres Jump to \$1500," *Los Angeles Times*, April 25, 1926, E7.

<sup>162</sup> Sanborn Maps online, Los Angeles Public Library Database, Palm Springs Feb 1929, Sheet 8-9.

<sup>163</sup> Greg Niemann, *Palm Springs Legends* (San Diego, CA: Sunbelt Publications, 2006), 130.

development. Even as late as 1952, aerial photographs show significant numbers of undeveloped parcels within the tract.



Aerial view of the Merito Vista subdivision in 1952. As a result of sparse residential development in the Merito Vista subdivision even twenty-five years after the original subdivision, Spanish Colonial Revival style homes from the 1920s and 1930s often sit alongside postwar Mid-century Modern-style residences. Source: *Palm Springs Villager*, April 1952.

### Las Palmas Estates (1926)

On the heels of his success with Merito Vista, Prescott T. Stevens immediately began subdividing a large parcel of land directly to the north which he called Las Palmas Estates. Las Palmas Estates is bordered by Palm Canyon Drive on the east, Stevens Road on the north, Via Monte Vista on the west, and Via Lola on the south. Under the name Evans-Lee Corporation of Los Angeles,<sup>164</sup> the land was purchased for \$150,000 and subdivided into 165 parcels of one-fourth to one-third acre.<sup>165</sup>

Once again a layout of gently curving streets evoking Olmsted's ideas for gracious neighborhood development was employed. The large lots and groups of native palms made it a sentimental favorite of local developer Raymond Cree (1875-1967).<sup>166</sup> Warm weather, recreational amenities, and good schools were featured selling points in advertisements to Los Angeles residents. The tract also boasted "underground utilities and [an] abundance of meterless irrigation water."<sup>167</sup> With ads pronouncing "A

<sup>164</sup> Evans-Lee was a big Los Angeles Developer; however more research is needed to confirm the relationship with Stevens and Cree.

<sup>165</sup> "Desert Acres Jump to \$1500," *Los Angeles Times*, April 25, 1926, E7.

<sup>166</sup> In the Riverside Community Book, Cree called it "His crowning achievement." Often, the owners, developers, builders, and realtors played multiple roles in multiple developments. For example, someone might be the owner on one tract, the real estate agent on another, or in cases of builders, just build the houses independent of any ownership. In this case, Prescott T. Stevens is listed on the tract map, the *Los Angeles Times* mentions the Evans-Lee Corporation, and Cree is quoted in the Riverside Community Book.

<sup>167</sup> "Fine Homes Rise in Las Palmas," *Palm Springs News*, December 17, 1936, 6.

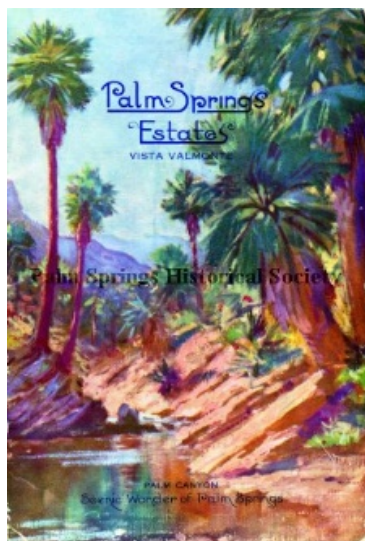


Home in Palm Springs is Well within Your Means,” Stevens marketed the accessibility of these homes.<sup>168</sup> Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, the tract was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”<sup>169</sup>

One of the common sales techniques for Palm Springs real estate was the building of “demonstration homes.” Homes built on speculation were furnished by department stores in the latest interior designs and furnishings. Demonstration homes became fashionable tourist destinations where potential real estate (and hence, home furnishings) buyers could envision their own piece of the Palm Springs lifestyle. Bullock’s was a common partner in these demonstration homes, cross-promoting them in the furniture departments of their Los Angeles stores. Las Palmas Estates was home to two demonstration homes: Bullock’s Demonstration Home #1 (1935-36) at 339 Vereda del Norte, and Bullock’s All-Electric Demonstration Home (1936-37, Brewster and Benedict) at 201 Vereda Del Norte. The latter house, a self-described “modern interpretation of a French New Orleans type residence” drew 1,000 visitors on opening weekend, January 30-31, 1937.<sup>170</sup>

### Palm Springs Estates (1927)

In 1927, Prescott T. Stevens once again subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. The subdivision was bordered by Tamarisk Road to the north, Via Miraleste to the east, Indian Avenue (now Indian Canyon Drive) on the west, and the lots just south of Via Colusa on the south.



Brochure for Palm Springs Estates, subdivided by Prescott Stevens in 1927. Source: Palm Springs Historical Society.

<sup>168</sup> “Display Ad 41,” *Los Angeles Times*, December 19, 1930, B2.

<sup>169</sup> “Joan Winchell,” *Los Angeles Times*, January 21, 1958, A1.

<sup>173</sup> “Inspect Home,” *Palm Springs News*, February 4, 1937, 1.

To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.”<sup>171</sup>

By 1939, Palm Springs Estates was well populated with vacation homeowners from Los Angeles, the East, Midwest, and Pacific Northwest. The neighborhood was popular with members of the Los Angeles social circles featured in the *Los Angeles Times* and frequently included wives of wealthy businessmen.<sup>172</sup> Prewar residences in Palm Springs Estates were designed predominately in the Spanish Colonial Revival and other period revival styles, with postwar infill development in Mid-century Modern and Minimal Traditional styles.

#### Vista Santa Rosa (1927)

There are three residential tracts (Vista Santa Rosa, Indian Trail, and Warm Sands) developed in the 1920s and 1930s that are immediately adjacent to each other and form a small neighborhood at S. Indian Canyon and E. Ramon Road. These tracts were subdivided by various owners, including Pearl and Austin McManus, over a ten-year period, but have the physical appearance of an early residential subdivision in Palm Springs, related by architectural style and period of development.

In 1920, former Riverside County educator Raymond Cree moved to Palm Springs and was appointed the first President of the Palm Springs Union High School District. Cree’s first wife Margaret was a realtor and together they purchased a great deal of land in Palm Springs and in nearby communities. Cree was actively involved with several Palm Springs developments as “...either developer, owner, selling agent or all three.”<sup>173</sup> Among the tracts with which he was involved in some capacity other than direct ownership are Palm Canyon Mesa, Merito Vista, and Las Palmas Estates. Cree appears as part owner for the 60-parcel Winterhaven Manor tract (1931-34) along with Elliot M. Bank and Evelyn Bank.

<sup>171</sup> The “Movie Colony” was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. Although a wider area is sometimes claimed, the boundaries of the Movie Colony as recognized by the City of Palm Springs, the Palm Springs Board of Realtors, and the Movie Colony Neighborhood Association are: Tachevah Road on the north, Alejo Road on the south, Avenida Caballeros on the east, and Indian Canyon Drive on the west (source: The Movie Colony Neighborhood Association, <http://www.themoviecolony.org/history.php>). This boundary corresponds to the Palm Springs Estates and Las Hacienditas tracts, and to the potential district assessed in the 2015 survey. For purposes of this report, tract names are used to discuss development patterns and “Movie Colony” is used when referring to the broader social history of the area.

<sup>172</sup> 1939-40 *Palm Springs City Directory*, 87-96.

<sup>173</sup> “School Ceremony to Recognize Early California Educator,” *The Desert Sun*, March 1, 1968.

In 1927 Cree subdivided the Vista Santa Rosa tract into 131 parcels measuring 60 x100 feet each.<sup>174</sup> Vista Santa Rosa is bordered by Ramon Road on the north, S. Indian Canyon on the west, Calle Palo Fierro on the east, Camino Parocela west of Calle Encilia, and the south side of Calle Rock east of Calle Encilia.

Cree described the venture: “One day Nellie Coffman dropped by [my] office and wondered why [I] couldn’t develop a subdivision for the town’s working people.”<sup>175</sup> “Well, we did,” recalled Cree, “and before we knew it, we were selling to people with lots of money who built nice homes.”<sup>176</sup> Lots were priced from \$300 to \$500. Cree’s partner in the Vista Santa Rosa tract was John R.E. Chaffey (1901-1976),<sup>177</sup> an investor in Smoke Tree Ranch as well as developer of the 1934 La Rambla tract (phases one through six) at the southeast corner of Tachevah Drive and Avenida Caballeros. Chaffey was also the founding publisher of the *Palm Springs Limelight*. By February of 1937 lots in the tract were almost entirely sold out and eleven homes were under construction.<sup>178</sup> A review of the 1940 U.S. Census shows the Vista Santa Rosa tract sparsely populated mostly with the middle-class residents of the city. The houses were primarily modest bungalows.

At least one of the houses in the Vista Santa Rosa tract was experimental in its construction method. The Lee Humbard Residence (1936, Van Evera Bailey) was built with the Van Guilder System of hollow concrete blocks. The system was deemed desert appropriate by the architect for its economy, fire resistance and insulating properties.<sup>179</sup>

<sup>174</sup> The tract map for this development does not list Cree as an owner, however, various sources indicate Cree was the developer behind this early residential neighborhood. Add citation.

<sup>175</sup> “Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard,” *Palm Springs Life*, December 14, 1960, 15.

<sup>176</sup> “Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard,” *Palm Springs Life*, December 14, 1960, 15.

<sup>177</sup> *Riverside Community Book*, 439. Clippings File, Palm Springs Historical Society.

<sup>178</sup> “Rush Building to Meet Needs,” *Palm Springs News*, February 27-March 5, 1936, 6.

<sup>179</sup> “Building Idea,” *Palm Springs News*, March 12-March 19, 1936, n.p.

### **Sub-theme: Depression-Era Single-Family Residential Development (1930-1941)**

The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States. There were also plenty of vacant lots available in existing tracts for those who wished to invest or build a house. New subdivision development, however, did not resume in earnest until the mid-1930s, and when it did, it tended to be smaller tracts than those developed in the 1920s. Like other cities in the country, economic recovery from the Great Depression, and residential development and expansion in Palm Springs, were halted by the advent of World War II.

#### Residential Subdivisions from the Period

Following is a discussion of select residential subdivisions that were recorded in the 1930s. The narrative discussion is meant to provide an overview of residential development during this period. The subdivisions are listed chronologically by the date they were initially recorded. The Overview of Tract Development in Appendix B includes a list of the residential subdivisions in Palm Springs that were studied as part of the survey effort, including any information compiled about additional tracts not included in the narrative. The information included in the table is intended to provide additional data about residential development in Palm Springs and inform future researchers about this facet of Palm Springs history; a complete history of each recorded tract is outside the scope of this project.

**FIGURE 3: RESIDENTIAL SUBDIVISIONS RECORDED 1930-1941**

<b>NAME</b>	<b>DATE</b>	<b>DEVELOPER</b>
Smoke Tree Ranch	1931	L. Mac Blankenhorn
Indian Trail Tract	1933	Pearl and Austin McManus
La Rambla	1934	John R. Chaffey
Chino Canyon Mesa	1935	Rufus J. Chapman
Vista Del Monte	1935	Charlie Farrell and Ralph Bellamy
El Mirador Estates	1935	Sallie Stevens Nichols and Culver Nichols
Desert Sands	1935	Edmond F. Lindop
Racquet Club Colony	1935	Walter N. Marks
Little Tuscany	1936	Alvah Hicks
Palm Springs Village	1936	John Munholland
Palm Springs Desert Estates	1936	Mason Case and Company
Palm Highlands	1936	Robert Ransom
Ramon Tract	1937	John W. Williams
Palm Springs Palisades	1937	Frank Meline Company
Warm Sands	1937	None listed

### Smoke Tree Ranch (1931)

Whatever you seek in housing, Palm Springs now has it...those who prefer the familiar are found in the villas and haciendas. Life in levis [sic] revolves around such districts as Smoke Tree Ranch. And the Modernists may lounge on chromium and nylon before houses of glass and steel. These are the houses that Palms Springs built.<sup>180</sup>

Smoke Tree Ranch is a 375-acre resort and housing development located at 1800 South Sunrise Way. Smoke Tree Ranch was one of the few subdivisions developed in Palm Springs during the Great Depression. Originally developed as a dude ranch resort,<sup>181</sup> the “guest ranch” was started in 1930 by L. Mac Blankenhorn and named after the characteristic trees that dot the landscape.<sup>182</sup> A syndicate of investors including C.F. Doyle, developer George Alexander, Nicholas Harrison, architect Garrett Van Pelt, Jr. (1879-1972), and Blankenhorn purchased the property for \$500,000 and invested another \$100,000 in improvements.<sup>183</sup> Blankenhorn was a successful Pasadena-based realtor/investor during the 1920s.



This contemporary aerial view of Smoke Tree Ranch looking northwest across the development shows the emphasis on the natural scrubby desert terrain. Source: Mary Macgregor, [activerain.trulia.com](http://activerain.trulia.com).

<sup>180</sup> Tony Adams, “The House That Palm Springs Built,” *Los Angeles Times*, February 27, 1949, H5.

<sup>181</sup> Dude ranch development is discussed under the Commercial Development context.

<sup>182</sup> Moya Henderson and the Palm Springs Historical Society, *Palm Springs* (Charleston, SC: Arcadia Publishing, 2009), 82.

<sup>183</sup> “Company Buys Property for Development,” *Los Angeles Times*, March 16, 1930, D2.



In 1887, the Smoke Tree Ranch site had been selected by a group of land promoters for development of a city called Palmdale, which was connected to the Southern Pacific Railroad by a narrow gauge railway. Residents were to grow “melons, grapes and citrus in the mineral rich soil” with water provided by a stone-lined irrigation ditch.<sup>184</sup> The Ranch still contains adobe ruins from this early period of development. An archaeological investigation at the site in 1983 yielded artifacts that dated fruit packing activity to 1895. Drought combined with a shutdown of Native American-controlled water caused the Palmdale dream to collapse shortly before the turn of the 20<sup>th</sup> century. The railway tracks were taken up and the adobes cannibalized and abandoned.<sup>185</sup>



This 1941 image of the Smoke Tree Ranch shows the pool as well as the water tower emblazoned with the Smoke Tree Ranch brand. Source: Palm Springs Historical Society.

Early advertisements for the guest ranch emphasized an exclusivity that continues to this day: “Designed for those wishing to escape from the turmoil of weekend resorts...introductions or satisfactory references are required.”<sup>186</sup> The ranch featured cottages, stables, and a school for grades two through eight. Three school buildings and a playground were located along the western border of the ranch. Facilities included the Ranch Rodeo Field, stables, and the pool. The ranch house building contained two dining rooms, kitchen, lobby, and storerooms. There were 15 cottages for guests, two buildings for servant’s quarters, and a twenty-car garage. These buildings were designed by Pasadena-based architect Garrett Van Pelt, Jr. (1879-1972).<sup>187</sup>

In 1936, Fred and Mazie Belle Markham (operating as the Mardo Corporation) bought Smoke Tree Ranch. Whereas Blankenhorn and his syndicate of investors may have been overextended at Smoke

<sup>184</sup> Smoke Tree Ranch Website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

<sup>185</sup> Smoke Tree Ranch Website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

<sup>186</sup> Display Ad 9, *Los Angeles Times*, January 9, 1931, 6.

<sup>187</sup> *Building and Engineering News*, July 5, 1930. [https://archive.org/stream/buildingengineer30230cont/buildingengineer30230cont\\_djvu.txt](https://archive.org/stream/buildingengineer30230cont/buildingengineer30230cont_djvu.txt) (accessed January 2015).



Tree Ranch, Markham was able to bring financial stability to the venture. With the help of local educator and real estate investor Raymond Cree, Markham subdivided the ranch into parcels for single-family residences.<sup>188</sup> This occurred in three phases: 52 parcels in the northern portion of the ranch in 1936; 30 parcels in spring of 1937; and 24 parcels in summer of 1937.

Under the Markhams, the guest ranch did not advertise or seek publicity. The Smoke Tree way of life (for guest ranch patrons as well as homeowners who are historically known as “Colonists”) was simple without the need to impress, as “most who have come here have been every place, seen everything and done most things.”<sup>189</sup> The gated community also provided hotel-like amenities, including meals in the clubhouse restaurant, a pool, tennis courts, and maid service; “care of property by a capable all-year organization and innumerable services the lack of which makes the ownership of a resort property a burden.”<sup>190</sup>

During incorporation discussions for the city of Palm Springs in 1936, Charles F. Doyle, Vice President of Mardo Corporation, protested against the inclusion of Smoke Tree Ranch within the proposed city boundaries. In 1945, the Markhams sold the entire Ranch operation to the Colony as a group. Colonists retained ownership of their homes and home sites.

Of the approximately 400 acres, 300 acres were devoted to the home sites for the Colonists and twenty acres for the guest ranch. The remaining land was leased for the present-day Smoke Tree Village Shopping Center at the corner of East Palm Canyon Drive and La Verne Way, and for the stables at the southern end of the property. Smoke Tree Ranch purposefully maintained a rustic atmosphere. Homes were required to be one story and sit apart on large lots with no large lawns or non-native shade trees.<sup>191</sup> They were to be built in a traditional Ranch style with a pitched shingle roof.<sup>192</sup> Streets were intentionally left as dirt roads groomed by a sprinkler wagon and scraper. There were no street signs, and instead roads were indicated with rock markers. The compound was originally encircled by barbed-wire fencing. Prior to 1946, there were no private pools at Smoke Tree Ranch. Instead, colonists used the communal pool area which became a focal point of social activity.<sup>193</sup> The pool and tennis courts were designed by architect Harold J. Spielman.<sup>194</sup>

<sup>188</sup> Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 99.

<sup>189</sup> Smoke Tree Ranch Website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

<sup>190</sup> Lawrence Culver, *The Frontier of Leisure* (New York: Oxford University Press, 2010), 166.

<sup>191</sup> Culver, *The Frontier of Leisure*, 166.

<sup>192</sup> Joseph Rosa, *Albert Frey Architect* (New York, NY: Rizzoli, 1990), 74.

<sup>193</sup> Billy Stanek, “Walt’s Hidden Hideaway,” November 16, 2011. <https://d23.com/walts-hidden-hideaway/>

<sup>194</sup> “Subdivision of New Unit Started in Ranch Area,” *Los Angeles Times*, January 10, 1937.

In his book *The Frontier of Leisure*, historian Lawrence Culver identifies Smoke Tree Ranch as looking unlike much of Palm Springs architecture of the time and instead reflecting the Ranch-style architecture in California and across America. “They were clear early examples of the ranch house—the domestic architectural style that would carpet the floor of the San Fernando Valley after World War II, “ writes Culver, “and appear in every community in the United States in the 1950s and 1960s.”<sup>195</sup>



The California Ranch style Donald Gilmore Residence (1944, Clark & Frey) in Smoke Tree Ranch. Source: Maynard Parker Collection, Huntington Digital Library.

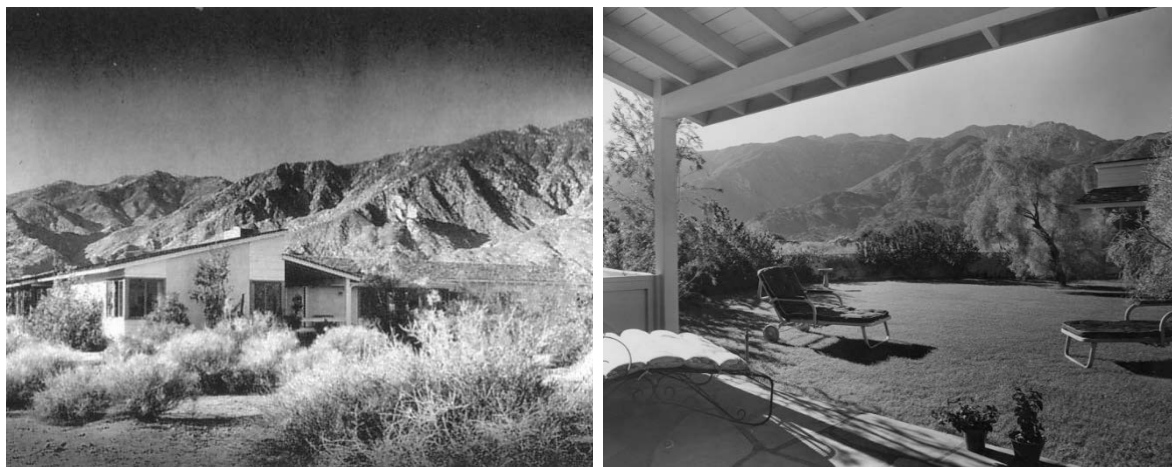


The common swimming pool at Smoke Tree Ranch, circa 1957. Source: Calisphere.

<sup>195</sup> Culver, *The Frontier of Leisure*, 167.

The first house in Smoke Tree Ranch was built by Ted and Isabel Slocum.<sup>196</sup> Residents of Smoke Tree Ranch tended to be wealthy industrialists such as the Weyerhaeuser family (of the Washington-based forestry and paper company), King Gillette (of safety razor fame), and Milo Bekins (of Bekins Moving and Storage).<sup>197</sup> Another prominent resident was the Reverend Charles E. Fuller,<sup>198</sup> whose house was constructed in 1940-41 and designed by architect Rose Connor.<sup>199</sup> The Fuller Residence and studio are of adobe construction, reflecting the resurgence of adobe as a contemporary building material in the 1920s and 1930s as advocated by Southern California architects such as John Byers and Clarence Cullimore, Sr. The thermal properties and western heritage of adobe made it a logical choice for Smoke Tree Ranch.

One of Smoke Tree Ranch's most famous residents was Walt Disney. Disney purchased his first Smoke Tree Ranch home in 1948.<sup>200</sup> In 1954, Disney sold the home to raise money for the creation of Disneyland in Anaheim. According to a 1977 interview with Smoke Tree's Vice President Brad Poncher, Disney's "studio set designers were responsible for the design of some of the ranch's guest cottages."<sup>201</sup> The Disneys purchased their second Smoke Tree Ranch home in 1957, two years after Disneyland opened and Disney's movie and television empire was well established.



L: The Markham House (1941/1950, Clark & Frey) reflects Modernist architects Albert Frey and John Porter Clark's preference for clean, simple lines in the traditional language of the ranch house. Source: *Albert Frey, Architect*, 73. R: 1947 photograph of the Markham House showing the integration of interior and exterior space. Photo: Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

<sup>196</sup> Smoke Tree Ranch: A Way of Life (2007), produced by Tracy Conrad (Digital Rain Films, [www.digitalrainfilms.com](http://www.digitalrainfilms.com)).

<sup>197</sup> Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 250.

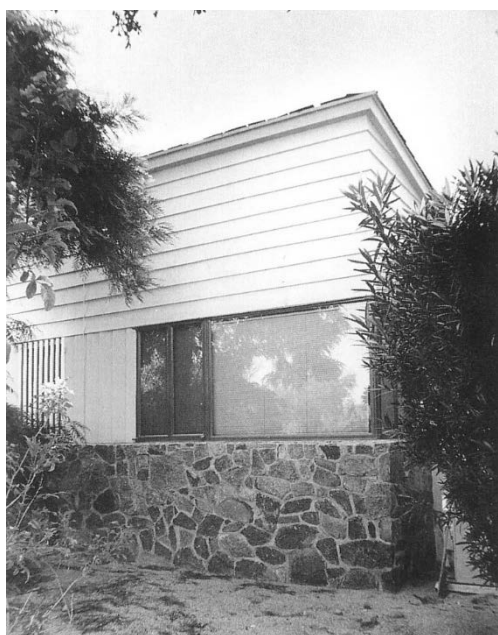
<sup>198</sup> Reverend Fuller gained renown as the radio host and speaker of *The Old Fashioned Revival Hour*, a weekly Sunday broadcast that aired from 1937 to 1968.

<sup>199</sup> *Southwest Builder and Contractor*, April 19, 1940, 43.

<sup>200</sup> Allene Arthur, "When the Desert Was Disney's Land," *Palm Springs Life*, December 1977. <https://www.palmspringslife.com/when-the-desert-was-disneys-land/> (accessed January 2015).

<sup>201</sup> Arthur, "When the Desert Was Disney's Land," *Palm Springs Life*, December 1977.

Many Smoke Tree Ranch homes were built by the noted local Modernist architect Albert Frey.<sup>202</sup> Frey's preference for modern architecture is evident in the houses he designed at Smoke Tree, where his eye for proportion and simplicity created elegant modern ranch houses. Frey's design for the Lyons Residence (1948, Clark & Frey) was, in fact, deemed "too modern" and the architect was banned from building there for almost three years.<sup>203</sup> Between 1941 and 1983, Albert Frey designed houses and additions for 30 Smoke Tree Ranch residences. Examples include the Markham Residence (1941; 1950), the Overly Residence (1941, 1947, 1948, 1983), Gilmore Residence (1944, 1947, 1956, 1966, 1977), Turner Residence (1948, 1956, 1986), and the Armstrong Residence (1964). Frey also designed additions to the Administration and Dining Room Building (1967) and was responsible for further work on the Smoke Tree Ranch Office in 1983.



The Lyons Residence (1948, Clark & Frey) was deemed "too modern" and "too tall" for the rustic community and the Board of Directors banned Albert Frey from building in Smoke Tree Ranch for three years. Source: *Albert Frey, Architect*, p. 100.

<sup>202</sup> There are residences in Smoke Tree Ranch by the both the partnership of Clark & Frey, along with later residences designed by Frey individually.

<sup>203</sup> Joseph Rosa, *Albert Frey, Architect* (New York, NY: Rizzoli, 1990), 74.



Other architects known to have worked in the Smoke Tree Ranch development include William Cody, Harold B. Zook, Allen G. Siple, E. Stewart Williams, and Wallace Neff. Siple designed the Paul Trousdale Residence (c. 1950), which was featured in *House Beautiful* magazine.<sup>204</sup> Neff designed the Smoke Tree Ranch home for Mr. and Mrs. George Miller (c. 1950). Carl W. Denney, AIA is credited with the design of Walt Disney's second house.<sup>205</sup>



Paul Trousdale's California Ranch style residence (c. 1950, Allen G. Siple) in Smoke Tree Ranch, photographed by Maynard Parker for *House Beautiful* magazine. Source: Maynard Parker Collection, Huntington Digital Library.



The George Miller Residence (c. 1950, Wallace Neff) in Smoke Tree Ranch. Photograph by Hal Waltz. Source: *Palm Springs Villager*.

<sup>204</sup> Famed industrial and furniture designer Greta Magnusson Grossman (1906-1999) did the interiors for this residence.

<sup>205</sup> Smoke Tree Ranch: A Way of Life (2007), produced by Tracy Conrad (Digital Rain Films, [www.digitalrainfilms.com](http://www.digitalrainfilms.com)).

### Chino Canyon Mesa (1935-36)

Chino Canyon Mesa was developed by local realtor Rufus J. Chapman (1907-1970) in 1935. This forty-eight parcel subdivision was developed in two phases during 1935-36 and is bordered by Vista Chino on the north, Stevens Road on the south, Wawona Road on the east, and a line mid-block on the west at approximately 500 Wawona Road. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).

### Vista Del Monte (1935)

Vista del Monte, one of the larger developments of the 1930s, was an extension of the Palm Springs Racquet Club that opened in 1934. Racquet Club owners Charlie Farrell and Ralph Bellamy subdivided the forty six-parcel Vista del Monte tract (1935), just north of the resort in the area bordered by San Rafael Drive to the north, Santa Clara Way to the south, Indian Avenue (present-day Indian Canyon Avenue) to the east, and Virginia Road to the west. At the time, Vista del Monte was the northernmost residential neighborhood in Palm Springs.

### El Mirador Estates (1935-1936)

Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens' daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off.<sup>206</sup> These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. These include the James V. Guthrie Residence (1935, Clark & Frey) at 666 Mel Avenue; Frey House #1 (1940, Clark & Frey; demolished); the Halberg Residence (1936, Clark & Frey) at 723 E. Vereda del Sur; the Williams Residence (1956, E. Stewart Williams; demolished) at 1250 Paseo El Mirador; and the Sieroty Residence (1941, Clark & Frey) at 695 E. Vereda del Sur.

Residents of El Mirador Estates included a number of historically significant personages including movie star Eddie Cantor (720 Paseo El Mirador, 1941; substantially altered); singer Keely Smith (1055 Paseo El Mirador; substantially altered); MGM Screenwriter Irving Brecher (723 E. Vereda Sur, 1941, Clark & Frey); famed interior designer William Haines (651 Paseo El Mirador; demolished); and artist Dale Chihuly (1250 Paseo El Mirador). Local Racquet Club owner and actor Charles Farrell lived at 630 E. Tachevah Road (1934; HSPB-80).

<sup>206</sup> The golf course was developed by Prescott T. Stevens. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932.



### Desert Sands (1935)

One of the most interesting tract developments of the mid-1930s is that of Desert Sands (1935-36). It was developed by real estate broker Edmond F. Lindop (1901-1968), who was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. General Houses was a pioneer in the production of prefabricated houses, which were designed by Chicago-based architect Howard T. Fisher. The company received national media attention in 1932, and a prototype steel house was exhibited at the 1933 Chicago World's Fair. Originally from Chicago, Lindop worked in real estate there and may have become aware of the work of Howard T. Fisher in that capacity. Lindop continued to diversify his business holdings during this period, expanding into the insurance business.<sup>207</sup> By 1936, Lindop operated three offices: Chicago, Palm Springs and downtown Los Angeles.<sup>208</sup>

Desert Sands is a 104-parcel development subdivided in three phases. Initially, Lindop envisioned the tract as traditionally constructed homes. To ensure high architectural standards, Lindop formed a review board for Desert Sands by which all designs had to be approved. The board consisted of Lindop himself, Hollywood architect William C. Rich,<sup>209</sup> and local designer/builder Van Evera Bailey.

In 1935, Lindop erected a Ranch-style tract sales office at the corner of Hermosa Avenue and Tamarisk Road. He commissioned Van Evera Bailey to design and build a Model Home (1935, Van Evera Bailey), and then enlarge it six months later.<sup>210</sup> In late 1935 he constructed a speculative home in the "Bavarian style" and in early 1936 began construction on a "New England Colonial" type home fashioned in plan as a "Maltese cross" where each wing was designed as an entity: den, bunk room, fireplace, and dinette.<sup>211</sup> Around this time, Lindop expanded his firm's services to include architectural design services and general contracting (headed by Myron H. Lewis). These services were also made available to homebuyers not purchasing in the Desert Sands tract.<sup>212</sup>

By spring of 1936, lots in the first phase were nearly sold out. In October of 1936, Lindop was appointed the California Distributor for General Houses, Inc. and in November of 1936, Lindop erected a General Houses steel house in the subdivision at 1320 Tamarisk Road (1936, General Houses, Inc.). Advertised as "The House That Science Built" the public was invited to observe the unique building process. The house had a steel framework with panels of compressed asbestos composition on the exterior, sheet aluminum insulation and plywood panel on the interior wall.<sup>213</sup> Sales rhetoric advised buyers that due

<sup>207</sup> "Large Offices," *Palm Springs News*, November 14, 1935-November 21, 1935, 18.

<sup>208</sup> "Expansion: Now Three Offices," *Los Angeles Times*, January 12, 1936, 16.

<sup>209</sup> This name may have been altered by OCR scanning of original materials. This may be the Pasadena-based architect William Richards (1871-1945).

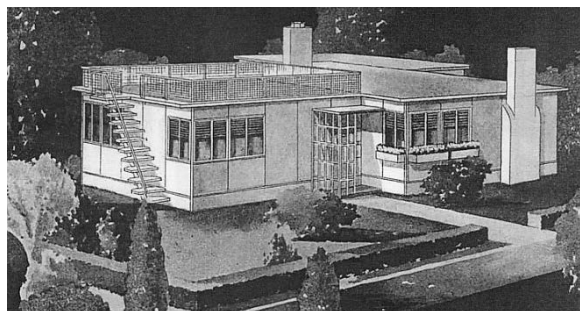
<sup>210</sup> "Enlarge Model Home," *Palm Springs News*, December 12-to December 19, 1935, 4.

<sup>211</sup> "Start Work on Unusual Home," *Palm Springs News*, February 27, 1936-March 5, 1936, 3.

<sup>212</sup> "Start Work on Unusual Home," *Palm Springs News*, February 27, 1936-March 5, 1936, 3.

<sup>213</sup> "Different," *Palm Springs News*, December 7, 1936, 13.

to this construction technique space equivalent to an extra room was retained vs. standard construction methods. Notably, the house was also an all-electric home and “the first house of [General Houses, Inc.] to be erected in California.”<sup>214</sup>



L: Rendering of a General Houses, Inc. model house constructed by Edmund F. Lindop at 1320 Tamarisk Road (HSPB-87). There were many different style model houses, including period revival styles. Source: Ladies Home Journal, 1934. Rendering by Earl Horter.

R: 1320 Tamarisk Road in 2012, <http://www.kcet.org/arts/artbound/counties/riverside/steel-modern-a-history-of-steel-houses-in-palm-springs.html>.

In an attempt to appeal to a wider market, by January 1937, Lindop was featuring another architecturally unique home in the tract. Known as the “Pink Oasis,” it was located on Verbena and built for Fred C. Baker with a distinctive octagon-shaped living room.<sup>215</sup> By April of that same year, Lindop was featuring a “modern-ranch style all-gas home” located on San Jacinto Way between Hermosa Drive and Paseo De Anza.<sup>216</sup> Lindop’s construction of model homes was supported by an extensive local advertising campaign that served him well. Lots sold quickly.<sup>217</sup>

### Racquet Club Colony (1935)

The Racquet Club Colony is a small, but notable subdivision. It was developed beginning in 1935 on land located directly north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills. Marks was heavily involved in Southern California real estate development for decades and was, along with his wife Doris, actively involved with the desert community and a major figure in the creation of the Palm Springs Desert (Art) Museum, among other civic and charitable endeavors.

<sup>214</sup> “Steel House Now Being Erected,” *The Desert Sun*, November 20, 1936, 1.

<sup>215</sup> “Home Sold,” *Palm Springs News*, March 11, 1937, 5. The address could not be confirmed.

<sup>216</sup> “Many Inspect Ranch Home,” *Palm Springs News*, April 29, 1937, 9.

<sup>217</sup> Lindop was not the first builder to erect a prefabricated steel house in Palm Springs. Ralph A. Nesmith, a sales representative for Palmer Steel Buildings, Inc. built a Palmer Steel House in Palm Springs circa 1935. The Palmer product used steel sections developed for commercial buildings that were in regular production. The method of “cellular steel construction” was deemed unique among steel systems. As reported in the *Desert Sun* in December of 1936, “Palm Springs now has two or three steel buildings and it is reported a number of people are considering the construction of steel.” Additional Palmer Steel Buildings were constructed in Palm Springs: a multi-family residential complex of Palmer Steel Buildings was built along S. Indian Canyon Drive (behind the Tahquitz Vista Apartments, 418 S. Palm Canyon Drive, demolished) in 1937 (demolished).

Marks was also an avid tennis player and one of the original founding members of the Racquet Club. He was the third person to sign up for club membership just behind actors Paul Lukas and Charles Butterworth. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had an ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.

Marks took an active hand in the tract's development, and the first eight houses were built under his supervision. The first three were for his friends and fellow Racquet Club members Paul Lukas, Charles Butterworth, and I. Rubin. The three houses were built together along what was originally known as La Puesta Del Sol (presently Puerta del Sol). They were designed by Los Angeles architect John P. Pedersen and built by Harvey Maclean. Marks engaged architect Roland E. Coate to design his home (174 W. Santa Catalina Road, 1936; extensively altered).<sup>218</sup> The tract was advertised as having generous three-quarter acre lots and the Marks-built homes were sold completely furnished with interior decoration by Mrs. Thelma Wertheimer, owner of the Colonial House Hotel. The tract's development slowed during the war years but resumed in the late 1940s. Although there are a few exceptions, most homes in the tract were constructed by 1952.

### Little Tuscany (1936)

Builder and real estate developer Alvah Hicks (1884-1944) worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy."<sup>219</sup> In total, it includes sixty-two large, irregularly-shaped parcels, the first forty of which were subdivided by Hicks and his wife Teresa (Tess) Hicks in 1936-37.



Bullock's Demonstration House in Little Tuscany, as published in *Palm Springs News*, December 1937. Photograph by Frank Partridge, Jr.

<sup>218</sup> The home bore stylistic similarities to another residence the architect designed around the same time for actor Gary Cooper in the Brentwood Highlands in Los Angeles.

<sup>219</sup> "Sand Traps and Sun Lure Outdoor Types to Desert," *Los Angeles Times*, February 26, 1967, J1.

In 1938, Bullock's department store furnished another "Demonstration House" in Little Tuscany (1937-38, Brewster and Benedict) that was featured in *California Arts + Architecture* and promoted in the *Los Angeles Times*. The original Ranch-style home, located at 1725 Tuscan Road, was a showcase for Hicks, the former carpenter turned homebuilder.

The second phase of Little Tuscany, including the westernmost portions of Chino Canyon Road and West Cielo Drive, were developed in 1948 by Harold Hicks (1909-1997) and Caroline Hicks, the couple's son and daughter-in-law. Harold carried on the prominence of the Hicks name in Palm Springs by being active in insurance and real estate. While some construction in Little Tuscany took place before World War II, the majority of homes were constructed after the war. Common styles include Mid-century Modern and Hollywood Regency.

As told by Harold Hicks to the *Los Angeles Times* in 1967, "Residents had laughed when his father had been forced to buy 250 acres of what looks like a veritable sea of stones from the Southern Pacific Railroad in order to utilize a few acres as a reservoir site... (he) used mules pulling timber sleds to remove the rocks in a pyramid-like operation."<sup>220</sup> Later, the younger Hicks used bulldozers to move the stones.

<sup>220</sup> "Sand Traps and Sun Lure Outdoor Types to Desert," *Los Angeles Times*, February 26, 1967, J1.

## SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BETWEEN THE WARS (1919-1941): ELIGIBILITY

### Property Types: Single-family residence; Historic District

There are significant residential developments in Palm Springs dating to the period between the First and Second World Wars. These include several large residential subdivisions that were recorded in Palm Springs in the 1920s. Residential growth and development continued through the 1930s, unlike in many cities in the United States; however, in general the large residential subdivisions of the 1920s were replaced by more modest developments. Architecture in Palm Springs from this period largely reflected wider trends in Southern California, including a prevalence for period revival styles; however, there are significant local works of Modern architecture dating to the pre-World War II era. There is infill development throughout Palm Springs' early residential tracts, as most early tracts were developed over several decades; as a result, there are few pre-World War II tracts that are eligible as historic districts. Tract features, such as original landscape features and rock walls should be considered when evaluating residential neighborhoods. Remnant rock walls that are not part of historic districts should be given special consideration for local planning purposes.

### Applicable Eligibility Criteria

A residential property or neighborhood from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>221</sup>	As a good and intact example of 1920s or 1930s residential development reflecting an important period of growth and transition in the city. Due to development patterns in Palm Springs, there are few tracts developed during this period that are eligible for historic designation; therefore, intact examples that are scattered throughout the prewar neighborhoods are eligible for individual designation.
B/2/2 (Person)	For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of Palm Springs, or who gained significance within their profession. Homes associated with people in the entertainment industry are evaluated under a separate context. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance.

<sup>221</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.



CRITERIA	REASON
C/3/4,5 (Architecture)	As an excellent or rare example of an architectural style from the period, or as the work of a master builder, designer, artist, or architect. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles chapter.
A/1/6 (District)	A collection of residences that are linked geographically may be eligible as a historic district; eligible districts may span several periods of development. Residences from this period may also contribute to historic districts that are significant under other contexts and themes. District boundaries may represent original tract boundaries, or they may comprise several adjacent tracts, or a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Tract features, including street lights, landscaping, parkland, and other amenities may contribute to the significance of the district.

### Integrity Considerations

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, properties and districts must retain sufficient integrity to convey their historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>222</sup> A residential property from this period eligible under Criteria A/1/3 should retain integrity of location, design, workmanship, materials, and feeling, at a minimum, in order to reflect the important association with the city's residential development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships,

<sup>222</sup> *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
	proportion, pattern of windows and doors, texture of materials, and ornamentation. There is a relatively large number of prewar single-family residences, particularly from the 1930s, scattered throughout the early residential subdivisions. Therefore, individually eligible examples identified in the survey typically retain all or most of their original windows, particularly on the primary façade, original wall cladding, and do not have additions that are visible from the public right-of-way.
B/2/2 (Person)	A residential property significant under Criterion B/2/2 (Person) should retain integrity of location, design, workmanship, and feeling, at a minimum, in order to convey the historic association with a significant person.
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style, or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>223</sup> A residential property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
A/1/6 (District)	In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alterations to individual buildings, such as replacement roof materials, replacement garage doors, and replacement of windows may be acceptable as long as the district as a whole continues to convey its significance. Major alterations such as substantial additions that are visible from the public right-of-way or alter the original roofline would not be acceptable. Original tract features may also be

<sup>223</sup> *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
	contributing features to the historic district under this theme. Eligible historic districts may span several periods of development.

#### **Single-family Residential Development between the Wars (1919-1941): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- represent important patterns and trends in residential development from this period, including representing 1920s and 1930s development and settlement patterns; an association with an important developer; an association with Palm Springs as an artists' enclave; an association with tourism in Palm Springs; or
- represent an excellent, rare, or influential example of an architectural style, property type, or method of construction; or be associated with a significant architect or designer; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

To be eligible under this theme, a historic district must:

- retain a significant concentration of the contributors dating from the period of significance;
- reflect planning and design principles from the period;
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of historic integrity.

#### THEME: MULTI-FAMILY RESIDENTIAL DEVELOPMENT BETWEEN THE WARS (1919-1941)

This theme explores the design and construction of early 20<sup>th</sup> century multi-family residences in Palm Springs. Unlike densely populated urban areas of Southern California where duplexes, fourplexes, and large multi-story apartment buildings flourished during the 1910s and 1920s, multi-family residential development in Palm Springs generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as “apartment-hotels” with “housekeeping apartments”<sup>224</sup> where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities.

The bungalow court was an adaptation of the Craftsman bungalow as an innovative solution for higher density housing for Southern California’s growing middle class. The courts promoted a specific style of living, providing the amenities of a single-family residence – privacy, gardens, and porches – with the convenience of an apartment – affordability, community, and security in the early 20<sup>th</sup> century. The courtyard form was quickly embraced by advocates for better housing conditions for the working class. For a small sum, the courts provided greater comfort and independence than apartment living, while also providing residents with a sense of community. The courtyard apartment grew directly out of the California bungalow tradition – a regionally suitable, moderately priced, and carefully designed domestic architecture. The courtyard type would persist into later periods of development, with Spanish Colonial Revival examples in the 1920s and 1930s, simplified Minimal Traditional examples in the 1930s and 1940s, and Modern courts in the post-World War II era.<sup>225</sup> The bungalow court naturally evolved into other types of courtyard housing, including one-story courts with attached units and two-story courtyard apartments oriented around a swimming pool. All courtyard housing types share the common characteristic of a space-oriented, rather than object-oriented, approach, with the outdoor space as the central, defining element.<sup>226</sup>

A small number of notable apartment buildings were constructed in Palm Springs in the 1920s. Spanish Colonial Revival was the predominant architectural style associated with multi-family residential buildings in Palm Springs from this period, although there were some Monterey Revival and other period revival examples.

<sup>224</sup> “Display Ad 33,” *Los Angeles Times*, December 18, 1936, B2.

<sup>225</sup> The bungalow court led directly to the development of the motel, established in 1925 in San Luis Obispo by Arthur Heineman and designed by his brother and business partner Alfred.

<sup>226</sup> Stefanos Polyzoides, Roger Sherwood, and James Tice, *Courtyard Housing in Los Angeles: Typological Analysis*, 2<sup>nd</sup> edition (Princeton: Princeton Architectural Press, 1992), 9.



The two-story El Encanto Apartments (1928, Marshall P. Wilkinson) at 415 S. Palm Canyon Drive (demolished) in an elegant Monterey Revival style. Source: Mott Collection, California State Library.

The first apartment building in the city was La Hacienda Apartments at 259 South Palm Canyon Drive, built by Austin and Pearl McManus.<sup>227</sup> The first apartment court, Sunshine Court (a.k.a. Las Salinitas; demolished), at 343 N. Palm Canyon Drive was built by Dr. J.J. Kocher about 1919.<sup>228</sup> This board-and-batten complex consisted of several individual units, each with its own fireplace. Ads from 1941 feature the court's proximity to the O'Donnell golf course as an amenity.<sup>229</sup> Another of the early of apartment complexes in Palm Springs was El Encanto, at 415 S. Palm Canyon Drive<sup>230</sup> (1928, Marshall P. Wilkinson; demolished) with its bachelor, double, and triple apartments.<sup>231</sup> El Encanto was published in the July 1932 issue of *Architectural Record*.

In 1928, master architect Paul R. Williams designed the Mira Monte Apartments for Ralph Pomeroy (1928, demolished)<sup>232</sup> at 265 E. Ramon Road.<sup>233</sup> It was one of a set of Palm Springs commissions

<sup>227</sup> "Palm Springs Destiny Placed in Good Hands," *Palm Springs News*, April 14, 1938, 10.

<sup>228</sup> Photo 7-103, Palm Springs Historical Society.

<sup>229</sup> "Display Ad 36," *Los Angeles Times*, December 19, 1941, B5.

<sup>230</sup> El Encanto was owned in part by Mrs. Gaylord Wilshire, wife of the land developer and publisher from which Wilshire Boulevard and the Gaylord Apartments in Los Angeles take their names.

<sup>231</sup> "Building at Resort to Open Soon," *Los Angeles Times*, November 3, 1929, D4.

<sup>232</sup> The Mira Monte was built on the site of the second home of Palm Springs pioneers, the McKinneys; their first home was on the Deep Well Ranch. When the house on Ramon Road burned to the ground in 1925, the McKinneys rebuilt elsewhere. Spanish American War veteran Oliver S. McKinney, who had fought in Cuba as a Rough Rider under Teddy Roosevelt, moved to Palm Springs in 1916 with his wife Rose and their five children. McKinney had constructed a steam-powered rig to dig wells on his Little Morongo Canyon Ranch, and was hired by rancher Raymond Cree, the Riverside Superintendent of Schools, to dig wells on Cree's Palm Springs property. The McKinneys stayed in Palm Springs and had three more children. In addition to digging wells, McKinney found steady work planting large palms and cacti in the growing village. In 1925 the McKinneys opened the Desert Nursery on South Palm Canyon Drive, along with a 20-unit tourist court and a trailer park. Sources: Niemann, 101 and Renee Brown, "Explore Palm Springs: Oliver S. McKinney," *Palm Springs Life, Desert Guide*, June 2015, [www.palmspringslife.com/Palm-Springs-Life/Desert-Guide/June-2015/Explore-Palm-Springs-Oliver-S-McKinney/](http://www.palmspringslife.com/Palm-Springs-Life/Desert-Guide/June-2015/Explore-Palm-Springs-Oliver-S-McKinney/) (accessed August 16, 2015).

<sup>233</sup> *The Desert Sun*, October 4, 1949.



designed by Williams at this early part of his career, which included the original Deep Well Ranch buildings, the Tahquitz Vista Apartments, the Del Tahquitz Hotel, and Casa Palmeras. The Mira Monte was a one-story courtyard apartment in the Spanish Colonial Revival style.<sup>234</sup>



L: The Casa Palmeras Apartments (1928, Paul R. Williams) at 175 E. Tamarisk Road. R: Mira Monte Apartments (c. 1930, Paul R. Williams) at 265 E. Ramon Road (demolished). Source: Mott Collection, California State Library.

Williams' Palmar/Casa Palmeras, completed in 1928, is perhaps the most prominent and distinctive multi-family residence from the period.<sup>235</sup> Located at 175 E. Tamarisk Road, it is a fanciful Spanish Colonial Revival design with Moroccan-influenced tower details. Casa Palmeras may have been developed by Ralph Pomeroy.<sup>236</sup> In 1936, an addition to Casa Palmeras was made by Charles Chamberlain, a major figure in the building trade in Palm Springs. Edna V. Keefe took over Casa Palmeras in 1951. She retained Los Angeles-based landscape architect Fred Barlow, Jr., FASLA to design the grounds.<sup>237</sup> Casa Palmeras is locally designated as a contributor to the Las Palmas Business Historic District.<sup>238</sup>

Despite the city's growing reputation as a tourist destination during the 1920s,<sup>239</sup> multi-family residential development did not begin in earnest until the 1930s when a number of "new and luxurious apartments" were constructed.<sup>240</sup> In the 1939-40 *Palm Springs City Directory*, 37 apartments are listed. The majority of these were clustered along Palm Canyon and Indian Canyon Drives, or a short distance

<sup>234</sup> The Mira Monte was expanded by H. Lawrence Plymrie in 1939, at which time the orientation was changed to front Indian Avenue and the address became 524 S. Indian Canyon (then Indian Avenue). The Mira Monte was demolished in the 1950s and replaced by the South Palm Springs branch of the Security-First National Bank, which opened to the public in September 1959.

<sup>235</sup> Casa Palmeras appears in the 1929 Sanborn map, which was published in February 1929, indicating a completion date by 1928.

<sup>236</sup> Steve Vaught, correspondence with project team, August 15, 2015. This association has not been confirmed. Some sources credit John Chaffey (of Cree and Chaffey) with its construction, but Chaffey did not purchase the building until 1941.

<sup>237</sup> Steve Vaught, correspondence with project team, August 15, 2015; confirmed by landscape historian Steven Keylon.

<sup>238</sup> A number of well-known people lived at Casa Palmeras in the 1930s, including Clifton Webb, Ann Sothorn, Alice Faye, Joe Penner, Bert Wheeler, and cinematographer Karl Struss, among others.

<sup>239</sup> According to Sanborn maps from 1929, the larger resorts (e.g., El Mirador) provided their own on-site residential accommodations for workers. The seasonal nature of the tourism business in Palm Springs also meant that many workers were likely not full-time residents.

<sup>240</sup> "Building Active in Desert Area," *Los Angeles Times*, February 23, 1930.

from those main thoroughfares on streets such as Tamarisk, Baristo, Belardo, and Andreas Roads. The apartments and bungalow courts were built primarily to accommodate seasonal visitors, rather than as long-term multi-family housing, and most were designed in the prevailing Spanish Colonial Revival style. Due to expanding commercial development during the post-World War II period, many prewar multi-family residential buildings were demolished or significantly altered.

Examples include the bungalow court of Los Arboles at 784 N. Indian Canyon Drive (1935; altered), the Ambassador Apartment Hotel, currently the Triada Hotel, at 640 N. Indian Canyon Drive (1937, Edith Northman; HSPB-49), and the Colonial House (1936, Charles O. Matcham), later Howard Manor and currently the Colony Palms Hotel, at 572 N. Indian Canyon Drive. The Colonial House was planned to occupy the entire block. The first unit of this Spanish Colonial Revival-style complex was built in 1936 along the lot frontage with two large wings to the rear enclosing a large landscaped patio and pool. The lower floor contained seven apartments with the second floor one huge apartment.<sup>241</sup> It was built for casino owner Al Wertheimer and allegedly featured an underground gambling den accessed only by a secret passage.<sup>242</sup> The second-floor unit was occupied by owner/manager Thelma Wertheimer (1907-1974).

As a byproduct of the interest in steel housing in Palm Springs and elsewhere, in 1937 construction began on the Palmer Steel Court (completed 1938, Vincent Palmer; demolished) which consisted of nine duplex units of Palmer Steel Buildings.<sup>243</sup> These units, constructed for Rose Dugan, fronted on Indian Avenue but were located directly behind the Tahquitz Vista Apartments at 418 S. Palm Canyon Drive. Dugan, recognizing that “low-rental homes should be provided for employees of Palm Springs establishments,” elected to construct these units. According to the *Desert Sun*, Mr. Spenser of Carl’s restaurant arranged to lease the court with plans to rent them only to local employees with “no apartments for tourists.”<sup>244</sup> As such, the Palmer Steel Court was one of the first projects to function purely as housing for local employees. It was featured in *Architectural Forum* in February 1938.



Palmer Steel Court, 1938, Vincent Palmer (demolished).  
Source: *Architectural Forum*, February 1938, p. 165.

<sup>241</sup> “New Building Started Here,” *Palm Springs News*, April 23, 1936-April 30, 1936, 1; 10.

<sup>242</sup> Historic Site Preservation Board, “Las Palmas Business Historic District Building Histories,” undated, 7.

<sup>243</sup> “18-Apartment Court to Be Built Here,” *The Desert Sun*, January 1-January 8, 1934, 2.

<sup>244</sup> “18-Apartment Court to Be Built Here,” *The Desert Sun*, January 1-January 8, 1934, 2.

#### MULTI-FAMILY RESIDENTIAL DEVELOPMENT BETWEEN THE WARS (1919-1941): ELIGIBILITY

##### **Property Types: Multi-family residence (mixed use commercial and residential, bungalow court, courtyard apartment, two-story apartment building)**

Although there are some examples of multi-family residences dating to the early 20<sup>th</sup> century, multi-family residential development did not begin in earnest in Palm Springs until the 1930s. Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant examples from this period are rare. The predominant architectural style for multi-family residences from this period is Spanish Colonial Revival. There are several extant architecturally significant examples designed by prominent architects, including the Chaney Apartments at 275 E. Tamarisk Road (1939, Clark & Frey).

##### **Applicable Eligibility Criteria**

A multi-family residential property from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>245</sup>	As an excellent example of early multi-family residential development reflecting the growth of Palm Springs during the pre-World War II era. Eligible examples represent some of the earliest extant multi-family residences in Palm Springs.
B/2/2 (Person)	For its association with a significant person. Homes associated with people in the entertainment industry are evaluated under a separate context. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance.
C/3/4,5 (Architecture)	As an excellent or rare example of an architectural style from the period; as the work of a master builder, designer, artist, or architect; or as an excellent, rare, or threatened multi-family residential property type. There are a small number of bungalow courts that have infill buildings added to the site that obscure the original court; due to the rarity of this property type, these may be eligible if the original court configuration is still intact. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section.

<sup>245</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, properties and districts must retain sufficient integrity to convey their historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>246</sup> A multi-family residential property from this period eligible under Criteria A/1/3 should retain integrity of location, design, workmanship, materials, and feeling, at a minimum, in order to reflect the important association with the city's residential development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. <sup>247</sup>
B/2/2 (Person)	A residential property significant under Criterion B/2/2 (Person) should retain integrity of location, design, workmanship, and feeling, at a minimum, in order to convey the historic association with a significant person.

<sup>246</sup> *National Register Bulletin 15.*

<sup>247</sup> *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>248</sup> A residential property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

#### **Multi-Family Residential Development between the Wars (1919-1941): Registration Requirements**

To be eligible under this theme, a multi-family residential property must:

- date from the period of significance; and
- represent important patterns and trends in multi-family residential development from this period; or
- represent an excellent or rare example of an architectural style or method of construction; or be associated with a significant architect or designer; or
- represent an important or rare multi-family residential property type; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

<sup>248</sup> *National Register Bulletin 15.*



**THEME: TRAILER PARK/MOBILE HOME COMMUNITY DEVELOPMENT (1917-1944)**

Palm Springs is said to be the “jeweled showcase of mobile living.” Probably nowhere else has this latest American phenomena reached such perfection in terms of simplified luxury and informal elegance. Here the mechanics of business have out-run lexicography. New words and terms are needed to describe what goes...it is a bit of a contradiction to apply the term “mobile home” to the many establishments where sturdy cabanas, car ports, fountains and stone walls enclose the central living unit. Hundreds of these homes can be seen in our many “super deluxe” parks.”<sup>249</sup>

Trailer and mobile home parks were largely a post-World War II phenomenon, but they have their roots in prewar America. The growth in automobile ownership combined with a post-World War I restlessness led to the rise of family “autocamping” trips as a popular pastime during the mid-1920s. Enterprising car campers began building their own canvas tent trailers on wooden single-axle platforms. The idea caught on and soon several manufacturers were making recreational tent trailers; these were called “travel trailers” or “trailer coaches” by the nascent industry. Soon manufacturers began to build larger trailers and add amenities such as camp stoves, cold-water storage, and fold-down bathroom fixtures.<sup>250</sup>

In the early days of autocamping, following the end of World War I, the most common practice was for campers to stop by the side of the road or in a farmer’s yard for the night. In the early 1920s, municipalities developed specially designed campgrounds made available at no charge to travelers, with potable water, toilets, electric lights, showers, and laundry.<sup>251</sup> During the mid-1920s, motels often sought to capitalize on the phenomenon by renting space between their cottages to autocampers. Many of these facilities were small family-run operations where the owners lived in a house or unit on the property.

The Great Depression proved a boon for the travel trailer industry as thousands of migrants from the Dust Bowl made their way to California – many in modified travel trailers – and with housing for the new migrants scarce, many turned to travel trailers as full-time living accommodations.<sup>252</sup> Campgrounds that accepted the trailers were referred to as “trailer parks” and their more urban concrete counterparts became known as “trailer courts.” By the mid-1930s, developers began planning luxury trailer parks that offered paved parking pads, individual service lines, toilet facilities and recreational amenities.<sup>253</sup> By 1938, the American Automobile Association calculated the number of travel trailers at 300,000 and estimated ten percent of them were being used for extended full-time living, not recreational travel.<sup>254</sup>

<sup>249</sup> Vollie Tripp, “Jewelled Showcases,” *Palm Springs Villager*, no date or page.

<sup>250</sup> John Grissim, *The Complete Buyer’s Guide to Manufactured Homes and Land* (Sequim, WA: Rainshadow Publications, 2003), 15.

<sup>251</sup> Allan D. Wallis, *Wheel Estate* (New York, NY: Oxford University Press, 1991), 39.

<sup>252</sup> Grissim, *The Complete Buyer’s Guide to Manufactured Homes and Land*, 15.

<sup>253</sup> Wallis, *Wheel Estate*, 41.

<sup>254</sup> Grissim, *The Complete Buyer’s Guide to Manufactured Homes and Land*, 15.

Nationally, many citizens reacted to the trailer parks and courts as unsightly and argued they were occupied by people of questionable character. In response, many cities passed zoning ordinances designed to keep the trailer villages out: banishing them from the city limits, prohibiting the use of such trailers for living, or requiring that they be moved every few days. In Palm Springs, the travel trailer's early identity as a vacation vehicle and the city's popularity as a vacation destination were a natural match. Here, trailer parks were far from reviled, and instead the trend of autocamping was embraced from the earliest days of the small family-run parks through the later establishment of planned trailer parks. In 1937, trailer manufacturers sponsored a caravan to Palm Springs. Over sixty trailers left Los Angeles but by the time they reached Palm Springs, some 275 trailers were part of the group.<sup>255</sup> During the 1930s, Palm Springs even developed its own specialized newsletter, *The Trailer Chronicle*, for the large numbers of trailer travelers to the city. In addition to the parks themselves, an important site associated with prewar trailer culture in Palm Springs was Pavy's Butane and Trailer Supply Store (1001 S. Palm Canyon Drive; demolished). Pavy's sold trailers, accessories, and replacement parts.



Orchard Trailer Park named for the adjacent apricot orchards and advertised as "the shadiest trailer park in Palm Springs." Source: Palm Springs Historical Society.

The first known accommodation in Palm Springs for trailer campers was McKinney's Palm Canyon Court and Trailer Park at 634 S. Palm Canyon Drive. It was established by Rose and Oliver McKinney<sup>256</sup> soon after their arrival in the city in 1916.<sup>257</sup> This property included 33 trailer spaces and 18 cottages. The site was razed in 1972 for new commercial development.<sup>258</sup> Other early trailer courts include Hatchitt's Auto Court at 196 S. Indian Avenue (demolished); Mountain View Trailer Park and Furnished Rooms at 273 S. Indian Avenue (demolished); and Orchard Trailer Park at 1862 S. Palm Canyon Drive, which took its name from the adjacent apricot orchards. Touted as "the shadiest trailer park in Palm Springs" Orchard Trailer Park included guest cottages and spaces for trailer parking by the day, week,

<sup>255</sup> "Rolling Homes Go into High," *Los Angeles Times*, June 13, 1937, 14.

<sup>256</sup> The proprietor Oliver McKinney also ran Palm Springs' first nursery.

<sup>257</sup> "Hotel to Replace Landmark," *The Desert Sun*, January 21, 1971.

<sup>258</sup> "Office Building Proposed for McKinney Site," *The Desert Sun*, February 17, 1972.

or month.<sup>259</sup> Another early and important example of a trailer court was the Crossley Trailer Court at 1543 E. Ramon Avenue. Owned by early African-American Palm Springs businessman Lawrence Crossley, he sold the site in 1953 to help fund his development of the Crossley Tract east of the city.<sup>260</sup>



Postcard of the Ramon Trailer Park at 1441 E. Ramon Road.

Although Palm Springs already had small facilities that welcomed trailer camping, in 1936 the city established Ramon Trailer Park (1441 E. Ramon Avenue), which was the city's first comprehensively-designed trailer park development. It was touted as the "first modern stopping place for those that have their home on wheels,"<sup>261</sup> and regaled as the equal of the best trailer camps in the United States and "the finest one on the Pacific Coast."<sup>262</sup> The Ramon Trailer Park was established by Jack Williams on two-and-one-half acres with 50 trailer lots.<sup>263</sup> A *Desert Sun* ad from 1937 touts Ramon Trailer Park as the "most modern and up-to-date park on the Pacific Coast."<sup>264</sup> In 1937, the park was enlarged and

<sup>259</sup> "Advertisement," *The Desert Sun*, September 18, 1942.

<sup>260</sup> Crossley was involved in other trailer park developments, including Tramview Village (which was located outside of the city). Crossley was also an investor/board member in the Mobile Hacienda Park, a \$600,000 trailer park built in October 1958.

<sup>261</sup> "De Luxe Trailer Park Is Busy Place," *The Desert Sun*, January 29, 1936.

<sup>262</sup> "De Luxe Trailer Park Is Busy Place," *The Desert Sun*, January 29, 1936.

<sup>263</sup> Although some have attributed the development of Ramon Trailer Park to Lawrence Crossley, Williams was the developer. During the Park's expansion in 1953, however, Ramon Trailer Park absorbed the adjacent land that was Crossley Court (a.k.a., Crossley Trailer Court) at 1543 Ramon Avenue.

<sup>264</sup> "Ramon Trailer Park Ad," *The Desert Sun*, January 29, 1937-February 5, 1937.

playgrounds for adults and children were added, including a large ramada with outdoor fireplace for BBQs, and shuffleboard and croquet courts. That same year, the first-ever private baths with hot and cold running water were constructed at Ramon.<sup>265</sup> It was also distinguished by its landscaping, as every lot had its own planting and small lawn. In 1938, the Ramon Trailer Park was awarded “The Finest Trailer Park in Western America” by Travel Data, a national travel organization.<sup>266</sup> That same year, the owners leased an additional five acres to expand operations even further. In late 1943 or early 1944, a new operator for the park installed a grocery store, lunch counter, and gas and oil station on the property.

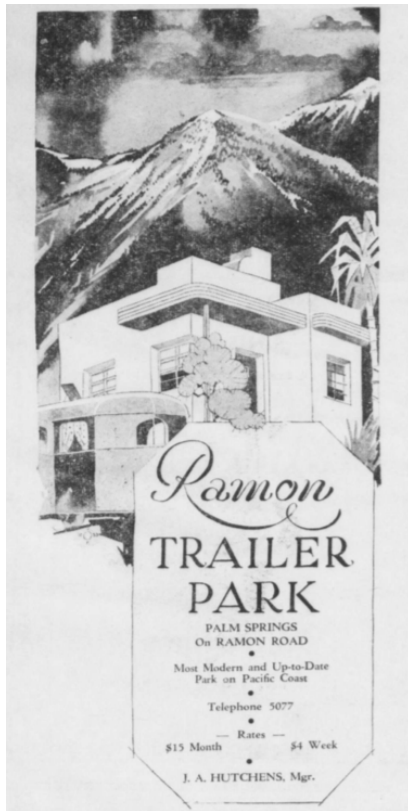


Shuffleboard tournament at Ramon Trailer Park, featured in the *Palm Springs Villager* in the mid-1950s.

<sup>265</sup> “Palm Springs Has Finest Trailer Park in West,” *The Desert Sun*, January 14, 1938. By 1939, Ramon was only one of five in the U.S. that offered private bath facilities.

<sup>266</sup> “Palm Springs Has Finest Trailer Park in West,” *The Desert Sun*, January 14, 1938.





Ramon Trailer Park ad, *The Desert Sun*, January 29, 1936.

From the beginning, Ramon Trailer Park was regarded as a popular and elite destination. In February 1937, the *Desert Sun* reported 67 trailers at the park, with some of the “new trailers like palace Pullman cars, having every convenience and costing as much as \$10,000.” The clientele included “many important people who are touring the country” who, while in Palm Springs, “dined at the best hotels, cafes and spent much money with local business establishments.”<sup>267</sup> In the late 1930s the *Desert Sun* began to cover visitors to the Ramon Trailer Park in the society pages. Noted personages documented to have stayed at Ramon Trailer Park included one of the founders of the Mayo Clinic Hospital;<sup>268</sup> Walter A. Austin, former mayor of San Diego;<sup>269</sup> and Clarke Painter, Hollywood playwright.<sup>270</sup> By 1938, guests at Ramon Trailer Park were covered by the *Desert Sun* alongside visitors to the El Mirador and other resorts. A 1939 account of activities reported in the *Desert Sun* indicated that the park maintained a social director/hostess who planned two trips per week for the “trailerites” and a large lounge that featured nightly entertainment along with special lectures and film screenings.<sup>271</sup>

<sup>267</sup> “67 Trailers at Ramon Park Over Week End,” *The Desert Sun*, February 26, 1937.

<sup>268</sup> “250 Trailers to Arrive Here Tomorrow,” *The Desert Sun*, March 19, 1937.

<sup>269</sup> “Two PS Men Drawn for Grand Jury,” *The Desert Sun*, December 10, 1937.

<sup>270</sup> “Tourist Rush Breaks Records in Southern California,” *The Desert Sun*, December 24, 1937.

<sup>271</sup> “Ramon Trailer Park Attracts Many Guests,” *The Desert Sun*, March 10, 1944.





Ramon Trailer Park clubhouse, c. 1936. Source: Palm Springs Historical Society.

The Ramon Trailer Park ultimately grew to a 256-unit park featuring a clubhouse, swimming pool, and recreational courts at the center.<sup>272</sup> The park's design included a system of curving streets and use of the "town-house" layout for trailers in which the mobile home faces away from the street and is placed "in depth" to maximize privacy.<sup>273</sup> The use of diagonal (instead of rectilinear) spaces also created a more attractive community and efficient use of land. Automobile parking was located next to the trailer unit and not relegated to clustered parking areas as it was in some trailer park developments around the country.



1940 ad for Ramon Trailer Park at 1441 E. Ramon Road touting it as "the finest in Western America." *Los Angeles Times*, December 13, 1940, B5.

<sup>272</sup> The number of units represents current spaces, not historical spaces which may have been combined over the years to accommodate larger homes.

<sup>273</sup> Frederick H. Bair, Jr., *Regulation of Mobile Home Subdivisions*. Chicago, IL: American Society of Planning Officials, April 1961, <https://www.planning.org/pas/reports/report145.htm> (accessed January 2015).



Contemporary plan of Ramon Trailer Park features 256 spaces with clubhouse and amenities located at the center. It is currently unknown if the historical number of spaces was the same.

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In addition to Ramon, prewar Palm Springs was also home to the Rancho Trailer Park located at 1563 South Palm Canyon Drive (demolished). The 284-space facility included a fully landscaped park that featured a grocery, grill, barber shop, beauty shop, recreation hall, shuffleboard, and horseshoe court.<sup>274</sup>



Postcard of the 284-space Rancho Trailer Park which was located at 1563 South Palm Canyon Drive.

<sup>274</sup> "Mr. and Mrs. Illick Acquire Rancho Trailer Park," *The Desert Sun*, March 3, 1944.

**TRAILER PARK/MOBILE HOME COMMUNITY DEVELOPMENT (1917-1944): ELIGIBILITY****Property type: Historic District**

The development and rise in popularity of the trailer park/mobile home community reflects the growth in automobile ownership, combined with a post-World War I restlessness that led to autocamping as a popular pastime. The trailer park was embraced in Palm Springs unlike in many other cities, and has a particular significance related to the city's early growth and development as a tourist destination. The Ramon Trailer Park appears eligible under this theme. Although there were ad hoc family-operated trailer parks in Palm Springs as early as 1917, the Ramon Trailer Park represents the first comprehensively designed trailer park in the city. It reflects a new breed of upscale, planned/developed parks and is significant as an early and important example of this trend.

**Applicable Eligibility Criteria**

The Ramon Trailer Park is eligible for historic designation as a historic district:

CRITERIA	REASON
A/1/6 (District) <sup>275</sup>	As an early and excellent example of a trailer park community in Palm Springs. It is the first comprehensively designed park in the city, and at the time was lauded as the finest trailer court on the Pacific Coast. It has innovative design characteristics, including the street pattern, landscape features, and other amenities for residents.

**Integrity Considerations**

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, properties and districts must retain sufficient integrity to convey their historic significance under this theme.

<sup>275</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/6 (District)	In order for a trailer park/mobile home community to be eligible for designation as a historic district, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. The trailer park must retain its original layout, street pattern, and planning characteristics. Original accessory buildings and amenities, including manager's office, pool, clubhouse, recreational, and other facilities should be present. An eligible trailer park/mobile home community will retain integrity of location, design, setting, materials, feeling, and association.

#### **Trailer Park/Mobile Home Community Development (1917-1944): Registration Requirements**

To be eligible under this theme, a trailer park/mobile home community must:

- date from the period of significance; and
- represent an early example of a trailer park/mobile home community in Palm Springs; and
- reflect unique or innovative design or planning characteristics; and
- display distinctive and cohesive design details; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.



**THEME: COMMERCIAL DEVELOPMENT BETWEEN THE WARS (1919-1941)**



Commercial buildings in Palm Springs, c. 1925. Source: Los Angeles Public Library.

In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs' reputation as a first-class resort community. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street).

In an era when architecture was dominated by traditional styles, certain styles were considered appropriate for specific uses: Gothic, for example, was for churches, Beaux Arts and Classical were commonly used for business and civic buildings. In the desert environment of Palm Springs a simplified, rustic interpretation of the popular Spanish Colonial Revival style and traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be the best styles and types, both for residences and commercial buildings. Palm Springs' Desert Inn was an example of this, and later the larger El Mirador Hotel reflected an even more elaborate use of Spanish-derived styles.

Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. The most prominent examples of hotels and resorts from the pre-World War II period – the Desert Inn, Oasis, and El Mirador - had a significant impact on the overall commercial development in Palm Springs and the continued investment in the city. This resulted in the construction

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of a number of hotels and apartment hotels within the city's commercial center, along with retail, office, and entertainment-related development (represented by a variety of commercial property types), and resources that represent the growing influence of the automobile.

#### **Sub-Theme: Hotel and Resort Development 1919-1941**

In 1918 Nellie Coffman and her sons, George Roberson and Earl Coffman, began expanding and reconstructing the Desert Inn into a first-class resort hotel. They purchased more land until the hotel grounds consisted of a “vast grassy haven”<sup>276</sup> of 35 acres, occupying the entire block on the west side of Palm Canyon Drive between Andreas Road and Tahquitz Canyon Way, extending north behind the storefronts above Andreas Road and west into the foothills of Mount San Jacinto. The old tent cabins were gradually replaced with reinforced concrete buildings designed by William Charles Tanner in a simplified Spanish Colonial Revival style, including 29 bungalows and a luxurious main building with a lounge and dining room.<sup>277</sup> The lushly landscaped grounds included tennis courts and the village's first swimming pool. Square plastered piers on Palm Canyon Drive framed the main entrance, and a boutique on the grounds housed a branch of Bullock's department store.<sup>278</sup>



Desert Inn, photographed c. 1930 (demolished). Source: Security Pacific National Bank Collection, Los Angeles Public Library.

The Desert Inn quickly became one of the most famous hotels in the country, transforming the “hot little hamlet from obscurity to world fame” and earning Nellie Coffman the title “Mother of Palm Springs.”<sup>279</sup> As she upgraded, Coffman relocated the Desert Inn's original bungalows to a large parcel immediately south of the Oasis Hotel. There she operated the Village Inn, a more economical alternative

<sup>276</sup> Ernie Pyle, “Never Undignified,” *Daily Boston Globe*, March 30, 1942, 11, <http://www.proquest.com> (accessed September 25, 2012).

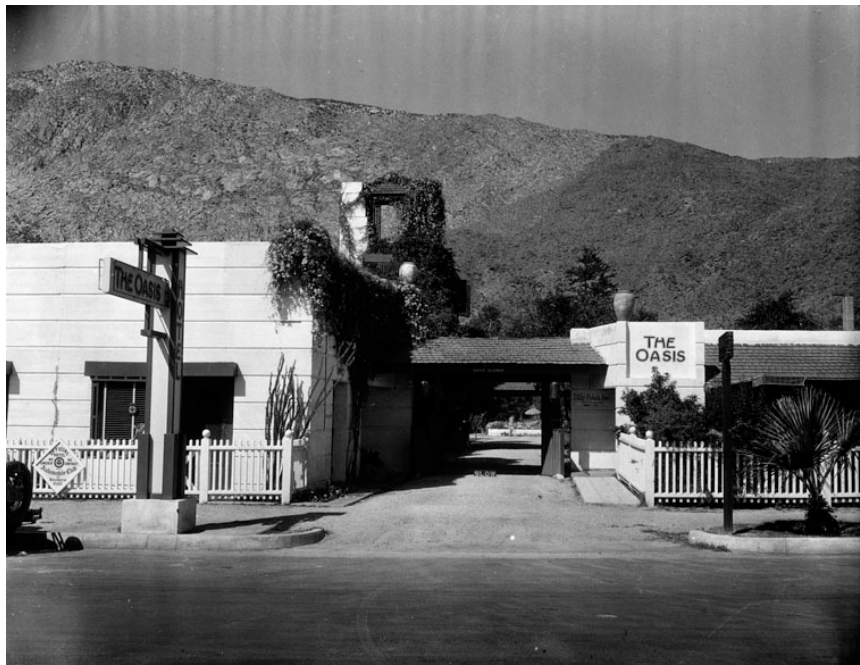
<sup>277</sup> Frank S. Nugent, “It's No Mirage, It's Palm Springs,” *New York Times*, December 14, 1947, SM36, <http://www.proquest.com> (accessed September 25, 2012). Sanborn maps and archival photographs indicate that the original frame bungalow remained at the corner of Palm Canyon Drive and Tahquitz Canyon Way until after World War II.

<sup>278</sup> Niemann, 63, and Starr, 26.

<sup>279</sup> Ed Ainsworth, “Desert Misses ‘Mother’ of Gay Palm Springs,” *Los Angeles Times*, June 14, 1950, A5, <http://www.proquest.com> (accessed September 25, 2012).

to the posh Desert Inn, until the mid-1940s when the site was sold and cleared for construction of Bullock's department store.<sup>280</sup>

The success of the Desert Inn inspired the development of two equally remarkable hotels in the 1920s and cemented the town's growing reputation as one of the country's premier luxury winter resorts. The first of these was the Oasis Hotel (121 S. Palm Canyon Drive, HSPB-10), opened in 1925 on the site of the McCallum family homestead.<sup>281</sup> In 1914, Pearl McCallum had married Pasadena real estate mogul Austin G. McManus; as Palm Springs grew McManus encouraged and guided his wife as she evolved into an astute businesswoman, developing or subdividing the McCallum acreage piece by piece.<sup>282</sup> But Pearl kept the McCallum homestead, and in 1923 the McManuses became the first patrons of Modern architecture in Palm Springs when they hired Lloyd Wright to design a 20-room hotel on the property and incorporate the family's adobe into the complex as a memorial to Pearl's father.<sup>283</sup>



Oasis Hotel (1924, Lloyd Wright; tower HSPB-10). Photographed in 1927. Source: Security Pacific National Bank Collection, Los Angeles Public Library.

<sup>280</sup> Palmer, 20, and 1929 Sanborn fire insurance map. These department stores specialized in resort wear and helped popularize that style of clothing.

<sup>281</sup> Bowart et al., "The McCallum Centennial." Portions of the Oasis were demolished in 1953 to make way for the construction of the Oasis office building designed by Williams, Williams and Williams.

<sup>282</sup> Bowart et al., "The McCallum Centennial."

<sup>283</sup> Bowart et al., "The McCallum Centennial."



Oasis Hotel Tower (HSPB-10),  
photographed c. 1937. Source: Los Angeles  
Public Library.

Wright, who had previously experimented with concrete techniques while working on his father's textile block houses in Los Angeles, used a novel "slip-form" construction technique for the Oasis: twelve-inch courses of concrete were poured between wood forms and, when the concrete had set, the forms were "slipped" up and the next course poured, until the full height of the wall was completed. Pearl McManus later remembered that "It took a year to complete and was so beautiful that many people offered to buy it or lease it before it was finished."<sup>284</sup> The Oasis opened in early 1925.<sup>285</sup> Its plan and design responded to the desert climate, with one- to three-story wings clustered around landscaped courtyards, and concrete walls to insulate the interiors from the desert heat. Windows were screened with wooden grilles reminiscent of Spanish ironwork.

The entrance to the hotel's main building was marked with a four-story tower topped with stepped corner piers, decorated with abstract patterns cast into the concrete and supporting a pyramidal roof that echoed the profile of Mt. San Jacinto beyond.

The glass-walled dining room was built around two pre-existing cottonwood trees, which grew through openings in the roof; the adjacent McCallum adobe served as the hotel's lounge, with comfortable chairs clustered around the hearth.<sup>286</sup> The hotel grounds featured a lush lawn with a large brazier, surrounded by lounge chairs, where bonfires were lit each night;<sup>287</sup> and a "Persian" swimming pool set amidst the surviving fruit trees of the McCallum orchard.<sup>288</sup> The Oasis Hotel was the first of many innovative Modern concrete buildings in Palm Springs and is an original and significant example of Modern architecture in the United States. Author and historian Alan Hess has called the Oasis "one of the great neglected buildings of California architecture," and "one of the first defining statements about a Modern architecture in the desert,"<sup>289</sup> but its radical modern aesthetic would not be repeated in Palm Springs for a decade.

The city's third major resort of the 1920s, the grand Hotel El Mirador, was built in sumptuous Spanish Colonial Revival style by local developer Prescott Thresher Stevens, who spent the then-astronomical

<sup>284</sup> Alan Weintraub, *Lloyd Wright: The Architecture of Frank Lloyd Wright, Jr.* (New York: Harry N. Abrams, Inc., 1998), 239.

<sup>285</sup> "Resort Notes," *Los Angeles Times*, November 1, 1925, G12. <http://www.proquest.com> (accessed October 6, 2012).

<sup>286</sup> "Resort Notes," *Los Angeles Times*, January 2, 1927, F10. <http://www.proquest.com> (accessed October 6, 2012).

<sup>287</sup> "Resort Notes," *Los Angeles Times*, November 28, 1926, G12. <http://www.proquest.com> (accessed October 6, 2012).

<sup>288</sup> "Resort Notes," November 1, 1925, G12.

<sup>289</sup> Alan Hess and Andrew Danish, *Palm Springs Weekend* (San Francisco: Chronicle Books, 2001), 28-29.



amount of \$1 million on the resort.<sup>290</sup> Designed by the Los Angeles firm of Walker & Eisen, who also designed the Beverly Wilshire Hotel, the pink-walled El Mirador was set in lush gardens a mile north of the center of town on Indian Canyon Drive (then Indian Avenue) at Tachevah Drive. It featured an eye-catching bell tower (reconstructed; 1150 N. Indian Canyon Drive; HSPB-1) topped with Moorish tiles, two hundred luxurious guest rooms filled with hand-carved furniture, an Olympic-sized swimming pool, a tennis court, stables, and private golf course.<sup>291</sup>



El Mirador Hotel, photographed in 1953.  
Source: Herald-Examiner Collection, Los Angeles Public Library.

El Mirador was launched with an extravagant party on New Year's Eve, 1927, and officially opened for business the next day.<sup>292</sup> Less than two years later the stock market crashed, throwing the country into the Great Depression and wiping out many of the Midwestern and Northeastern industrialists who were the hotel's targeted clientele. El Mirador teetered on the brink of bankruptcy but was ultimately saved by its popularity as the favorite retreat of Hollywood film stars, who had discovered the joys of winter in Palm Springs and made the hotel "one of the most prosperous, orgiastic symbols of extravagance in the midst of national poverty."<sup>293</sup> In 1929 El Mirador opened a garage (HSPB-12) at the southeast corner of Palm Canyon Drive and Tachevah Drive to provide automotive service and chauffeurs' quarters for hotel guests.

<sup>290</sup> Dennis McDougal and Mike Meenan, "It's Check-Out Time for Palm Springs' El Mirador," *Los Angeles Times*, November 27, 1977, P120, <http://www.proquest.com> (accessed July 29, 2012).

<sup>291</sup> Jenifer Warren and Scott Harris, "Fire Destroys Palm Springs' El Mirador Hotel," *Los Angeles Times*, July 27, 1989, [http://articles.latimes.com/1989-07-27/news/mn-184\\_1\\_el-mirador](http://articles.latimes.com/1989-07-27/news/mn-184_1_el-mirador) (accessed July 29, 2012).

<sup>292</sup> Burton L. Smith, "Miracle Hotel Graces Desert," *Los Angeles Times*, January 2, 1928, A9.

<sup>293</sup> McDougal and Meenan, "It's Check-Out Time," P120.



The Desert Inn, Oasis, and El Mirador remained the preeminent hotels in Palm Springs through the 1930s, but as the village grew in popularity a number of smaller hostelrys sprang up to accommodate visitors of various means. In about 1919 Dr. J.J. Kocher built Sunshine Court (demolished) on a parcel in the 300 block of N. Palm Canyon Drive (then Main Avenue) that ran through to Belardo Road (then Palm Avenue). It consisted of a cluster of board-and-batten cottages around a central garden area, and its location near the O'Donnell Golf Club made it popular with vacationing golfers.<sup>294</sup> In 1921 the Foldes family purchased the Ramona Hotel, on a large parcel north of the Desert Inn, and converted it into the Spanish Colonial Revival-style Palm Springs Hotel, the second hostelry to bear that name.<sup>295</sup> In 1928 silent film actress Fritzi Ridgeway built the Pueblo Revival-style Del Tahquitz Hotel (demolished in 1960) at the southeast corner of South Palm Canyon Drive and Baristo Road.<sup>296</sup> In 1935 Ruth Hardy, an Indiana businesswoman, purchased the Birge estate (200 W. Ramon Road; HSPB-25), built by Alvah Hicks in the 1920s for the owners of the Pierce Arrow Motor Car Company. Hardy added bungalows and converted the property, a 20-room hacienda on two acres, into the exclusive, invitation-only Ingleside Inn. In 1948 Hardy became the first woman elected to the Palm Springs City Council, and is credited with the planting and lighting of palm trees along Palm Canyon Drive.<sup>297</sup>



Sunshine Court, c. 1919 (demolished). Source: *Images of America: Palm Springs*.

Many of the smaller hotels constructed in Palm Springs in the 1920s and 1930s, like Sunshine Court, took the form of the bungalow court. From about 1910 through the 1930s, the bungalow court flourished throughout Southern California. Composed of a series of individual dwelling units (bungalows) oriented around a central courtyard, the bungalow court promised much of the quiet and privacy of a single-family house with the flexibility and affordability of rental housing. Characteristics of the bungalow court include detached one-story bungalows usually symmetrically arranged around a central open space; the unified appearance of

individual units; separate unit entrances with front porches; and high quality interiors, including many built-ins. Often a larger multi-unit building was situated at the end of the courtyard, creating a U-shaped configuration and providing a visual terminus to the courtyard itself. The Spanish Colonial Revival-style

<sup>294</sup> Moya Henderson and the Palm Springs Historical Society, *Images of America: Palm Springs* (Charleston, SC: Arcadia Publishing, 2009), 73. One of Sunshine Court's bungalows later housed the Chamber of Commerce and the City's first municipal offices.

<sup>295</sup> Henderson, 74.

<sup>296</sup> Niemann, 248-249. See also IMDb, "Fritzi Ridgeway Biography," *IMDb*, [http://www.imdb.com/name/nm0725904/bio?ref\\_=nm\\_of\\_bio\\_sm](http://www.imdb.com/name/nm0725904/bio?ref_=nm_of_bio_sm) (accessed January 26, 2015).

<sup>297</sup> Niemann, 146-147.

Orchid Tree Inn (261 S. Belardo Road; HSPB-72) constructed in 1930 is one of the best remaining examples of this property type in Palm Springs.

**Sub-Theme: Retail and Entertainment Development 1919-1941**

In addition to new hotels and resorts, the rapid increase in tourism in Palm Springs between the World Wars fueled additional commercial development, including shops, restaurants, theaters, and office buildings, to serve the growing populations of both seasonal and permanent residents. In the 1920s, Zaddie Bunker replaced the corrugated metal shed that had originally housed her garage with a substantial Mission Revival-style building, complete with an *espadaña*, a vent in the shape of a barbed quatrefoil, and a clay tile awning over the sidewalk. The Bank of America and retail shops occupied the street frontage, while the garage itself moved to the back of the building, off of Andreas Road (then Lawn Street). By the early 1930s the building was occupied by the Village Pharmacy, whose lunch counter was a popular local gathering spot.<sup>298</sup>

In 1930 Bunker's daughter, Frances, married Earle Strebe, who had arrived in Palm Springs during the 1926-27 season. Strebe worked at the Desert Inn as a bellman, night clerk, and projectionist, showing movies for guests in the Inn's lobby. These screenings were soon opened to the public, and as they became more popular Strebe relocated them to the auditorium of the Frances S. Stevens School. Strebe became a businessman and developer and helped his mother-in-law manage her properties. In 1932 Strebe constructed the Village Theatre on Andreas Road, just behind the Village Pharmacy, the first of eight theaters he would ultimately own or operate.<sup>299</sup>

The Indianoya building (HSPB-16) at 232 N. Palm Canyon Drive is characteristic of the simplified Spanish Colonial Revival style of retail development that proliferated in downtown Palm Springs in the early 1930s. The building is composed of one- and two-story volumes framing a small entrance court, with rustic brick walls and exposed wood lintels (now partially plastered). It housed an "Indian Trading Post" specializing in tourist souvenirs crafted by the local Cahuilla.

In 1933 actors Charlie Farrell and Ralph Bellamy built two tennis courts on a plot of land at the north end of town that they had purchased from Alvah Hicks.<sup>300</sup> The courts proved so popular with their Hollywood friends that the following year Farrell and Bellamy built additional courts, a swimming pool, dining room, and guest bungalows and offered memberships in the new Palm Springs Racquet Club (2743 N. Indian Canyon Drive; HSPB-83, partially damaged by fire in 2014). Pearl McManus opened her competing Tennis Club (701 W. Baristo Road) at the south end of town in 1937 on a boulder-strewn hillside at the west end of Baristo Road. The original building, altered and expanded in 1947

<sup>298</sup> Palmer, 59; Henderson, 79; and 1929 Sanborn Fire Insurance map.

<sup>299</sup> Niemann, 138-139.

<sup>300</sup> Niemann, 132.

with a design by Paul R. Williams and A. Quincy Jones, was modeled after a monastery on the Amalfi coast.<sup>301</sup> The club included an elegant oval swimming pool on a stone terrace, flanked by palm trees.

The village's most popular and most famous nightclub, the Chi Chi (217 N. Palm Canyon Drive; demolished), opened in 1935 on Palm Canyon Drive just north of the Village Pharmacy, on land leased from Zaddie Bunker. Beginning as a waffle house, it was converted by its owner, Irwin S. Schuman, first into a restaurant called the Desert Grille, and then into a full-fledged nightclub with dining, dancing, and live entertainment. It was expanded in 1938 and again in 1950 with the addition of the 750-seat Starlight Room. The Chi Chi was the premier nightspot of the Hollywood crowd into the 1960s, and its headliners were frequently interchangeable with its clientele.<sup>302</sup>



Carnell Building (1935, Harry J. Williams; HSPB-11).  
Source: Mott Studios Collection, California State Library.

In the early 1930s Desert Inn regular Julia Shaw Patterson Carnell began investing in Palm Springs real estate. Carnell, the widow of the co-founder of the National Cash Register Company (NCR) of Dayton, Ohio, was a prominent businesswoman and philanthropist in her home town. In 1919 she helped establish the Dayton Art Institute by donating a number of artworks and a mansion in which to house them; when the Institute outgrew its first home, Carnell donated \$2 million to build a new Renaissance Revival-style museum, completed in 1930.<sup>303</sup> In 1921 Carnell, along with other members of the Patterson family, donated \$250,000 in NCR stock to endow The Dayton Foundation, a community foundation supporting non-profit organizations in the region.<sup>304</sup> Turning her attention to her annual winter retreat, Carnell purchased the Community Church property at the southeast corner of N. Palm

<sup>301</sup> Hess and Danish, 116-118.

<sup>302</sup> Niemann, 255-258.

<sup>303</sup> Victor J. Danilov, *Women and Museums: A Comprehensive Guide* (Lanham, MD: Altamira Press, 2005), 93.

<sup>304</sup> "Founders: The Beginning of The Dayton Foundation in 1921," *The Dayton Foundation*, <http://www.daytonfoundation.org/founders.html> (accessed March 12, 2015).

Canyon Drive and E. Andreas Road and commissioned Dayton architect Harry J. Williams of Schenck and Williams, who had designed the NCR headquarters building, to design a two-story mixed-use building in Spanish Colonial Revival style.<sup>305</sup> The Carnell Building (196 N. Palm Canyon Drive; HSPB-11) was constructed in 1935 and featured multiple shops on the ground floor, fronting onto Palm Canyon Drive and Andreas Road, with 13 offices and five apartments on the second floor.<sup>306</sup> Carnell's purchase allowed the congregation to construct a new sanctuary, a striking concrete structure designed by William Charles Tanner, at 284 S. Cahuilla Road (HSPB-23).<sup>307</sup>



La Plaza and the Plaza Theatre (1936, Harry Williams; HSPB-22). Source: Palm Springs Historical Society.

Carnell also purchased from Cornelia White a three-and-one-half acre parcel that comprised most of the block bounded by S. Palm Canyon Drive, W. Tahquitz Canyon Way, S. Indian Canyon Drive, and W. Arenas Road.<sup>308</sup> There she constructed La Plaza and the Plaza Theatre (1936; HSPB-22), an innovative, multi-use, car-oriented shopping center designed by Harry Williams. Its central drive and parking area run through the block from Palm Canyon to Indian Canyon, flanked by picturesque Spanish Colonial Revival-style buildings with irregular volumes, plaster walls, tile roofs, overhanging wood balconies, and arcaded *corredores*. Williams and his son Roger, also an architect, reportedly flew to Santa Barbara to study examples of “Spanish” design there, and engineers incorporated the latest structural technology developed after the 1933 Long Beach earthquake.<sup>309</sup> The development included 38 shops, 24 bungalows, eight penthouses, a market, and a 137-car garage with chauffers’ quarters.<sup>310</sup> The Plaza Theatre, operated by Earle Strebe, featured interior walls “depicting lighted homes, [giving] one the

<sup>305</sup> Stuart Laviates, “E. Stewart Williams, 95, ‘Desert Modern’ Architect, Dies,” *The New York Times*, November 7, 2005.

<sup>306</sup> Palmer, 57. The Carnell Building was seriously damaged in a 2012 fire. After the fire, the upper floor, originally apartments, was rebuilt as a false façade.

<sup>307</sup> “Memorial Service Honoring Mrs. Carnell Held At Community Church; Tribute Paid Memory of Prominent Village Developer,” *The Desert Sun*, February 18, 1944, 3. See also “Community Church of Palm Springs-283 South Cahuilla Road,” Palm Springs Preservation Foundation, [http://www.pspreservationfoundation.org/community\\_church.html](http://www.pspreservationfoundation.org/community_church.html) (accessed March 12, 2015).

<sup>308</sup> Janice Kleinschmidt, “It Takes a Village,” *Palm Springs Life*, December 2011, <http://www.palmspringslife.com/Palm-Springs-Life/December-2011/It-Takes-A-Village/> (accessed March 12, 2015).

<sup>309</sup> Palmer, 21.

<sup>310</sup> The garage, accessed via Arenas Road, was primarily subterranean.

impression of sitting in an amphitheater.”<sup>311</sup> As Richard Longstreth has documented, Southern California developed a number of new architectural types to respond to the increasing use of the automobile. La Plaza is a sophisticated example of this, integrating retail, apartments, hotel, theater, garage, and parking areas.

#### **Sub-Theme: Las Palmas Business Historic District 1919-1941**

The Las Palmas Business Historic District was designated by the City in 1986.<sup>312</sup> It is bounded by Alejo Road to the south, El Alameda to the north, and includes most properties fronting N. Palm Canyon and N. Indian Canyon Drives on both sides. The district boundaries are illustrated in Figure 4. Through the 1920s the commercial center of Palm Springs remained clustered along a few blocks of Palm Canyon Drive (then Main Drive) primarily between Tahquitz Canyon Way (then Spring Street) and Amado Road (then Lemon Street). The area north of Alejo Road (then North Street) remained sparsely developed and almost exclusively residential through the end of the 1920s, dotted primarily with single-family residences and one notable courtyard apartment building, the Palmaire Apartments, now the Casa Palmeras (HSPB-82), designed by Paul R. Williams and located at the southwest corner of Tamarisk Road and Indian Canyon Drive. The Sanborn map from 1929 is included in Figure 5, illustrating the sparse development in the area during this period.



Casa Palmeras (1928, Paul R. Williams; HSPB-82). Source: California State Library.

<sup>311</sup> “Plaza Opening Set in Desert,” *Los Angeles Times*, October 31, 1936, 10.

<sup>312</sup> Although the district was designated in 1986, a historic context for the district was developed and a re-evaluation of the contributing and non-contributing buildings was undertaken as part of this project. The survey findings are included in Appendix E.



**Figure 4: Las Palmas Business Historic District 2015 Study Map**

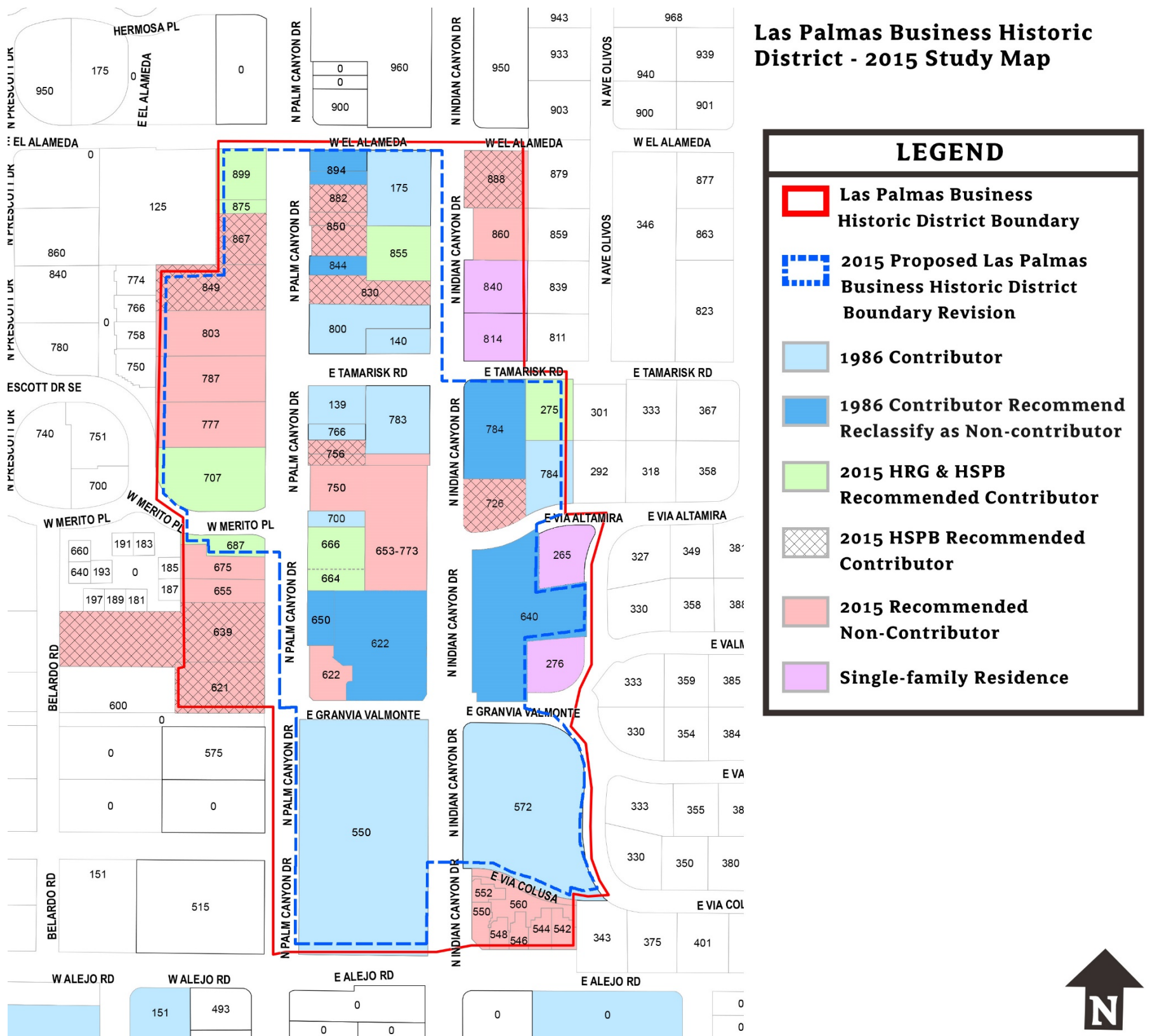
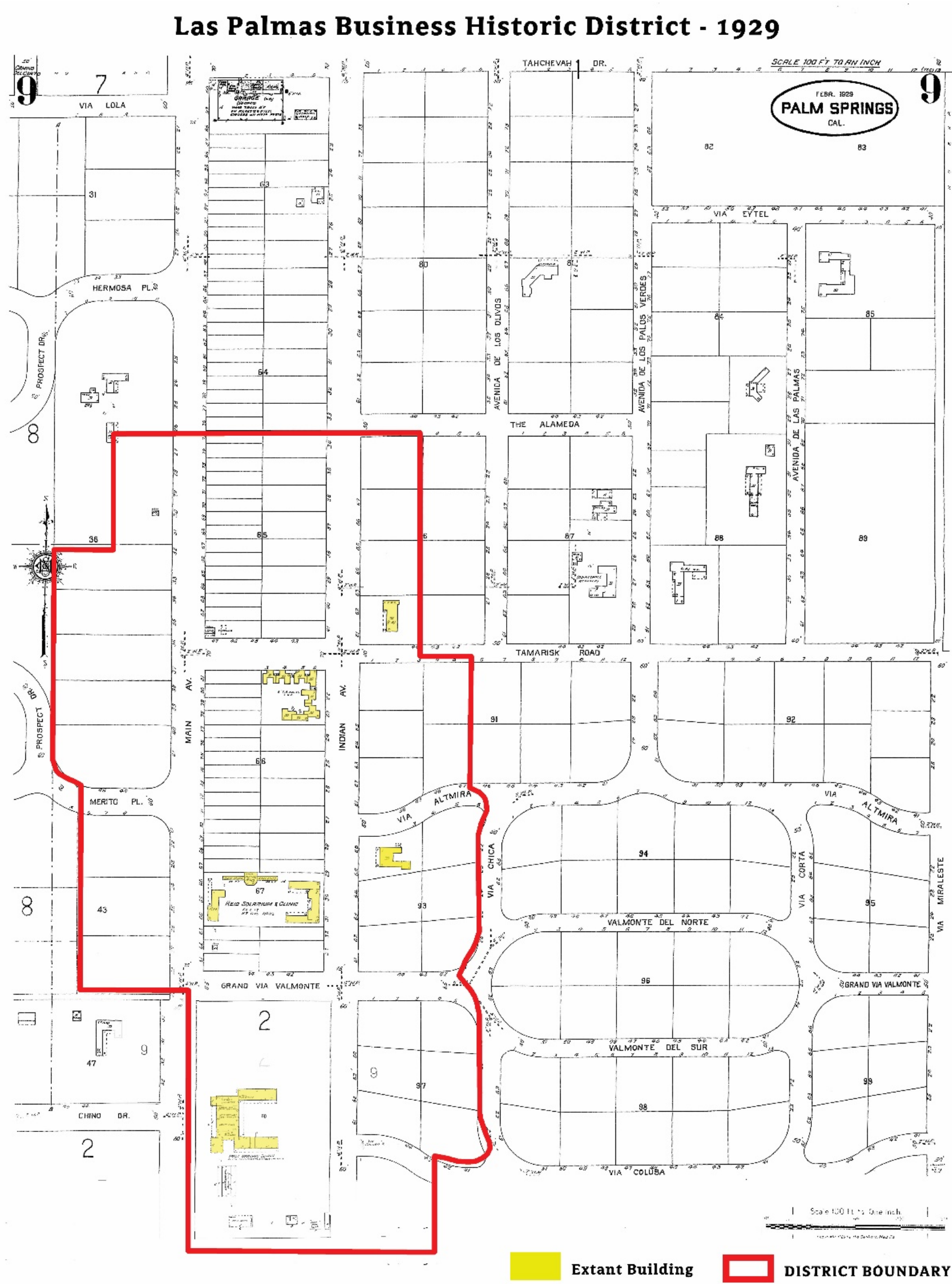


Figure 5: Sanborn Fire Insurance Map, 1929



The few exceptions to the scattered residential development in the north end of town in the late 1920s were the Hotel El Mirador and Garage; the Frances S. Stevens School (HSPB-7) occupying the entire block between Alejo Road and Granvia Valmonte; and the Reid Solarium and Clinic (HSPB-24) at what is now 648-650 N. Palm Canyon Drive and 645 N. Indian Canyon Drive.

The Reid Solarium represents Palm Springs as a health resort in the early 20<sup>th</sup> century. Dr. Henry Squire Reid was a New York native and a 1919 graduate of the University of Colorado Medical School. By 1927, when he obtained his California medical license, he was living in Palm Springs.<sup>313</sup> Reid constructed a “Solarium and Clinic” north of Granvia Valmonte, on a large parcel that fronted both N. Palm Canyon Drive (then Main Avenue) and N. Indian Canyon Drive (then Indian Avenue). The facility consisted of two Spanish Colonial Revival buildings – a rectangular one-story office building on Palm Canyon, and a U-shaped two-story building on Indian Canyon containing guest rooms and apartments; between them was a third building containing “sun rooms” and dressing rooms. Before 1936 Reid expanded the office building with an addition to the north that included a two-story octagonal tower.<sup>314</sup> Reid became “widely known in medical circles for his research on the curative values of sunlight using his Palm Springs solarium as a winter laboratory” to measure the healthful effects of ultra-violet light.<sup>315</sup>



The Reid Clinic and Hospital (HSPB-24). Photograph c. 1938. Source: Los Angeles Public Library.

<sup>313</sup> California State Archives, Sacramento, CA, *Directory, 1933*, D-273, Ancestry.com (accessed March 13, 2015).

<sup>314</sup> Sanborn Fire Insurance maps, 1929 and 1962, and archival photographs. The office and guest buildings remain but have been altered.

<sup>315</sup> “Ultra Violet Rays Measured,” Los Angeles Times, December 29, 1932, A5.

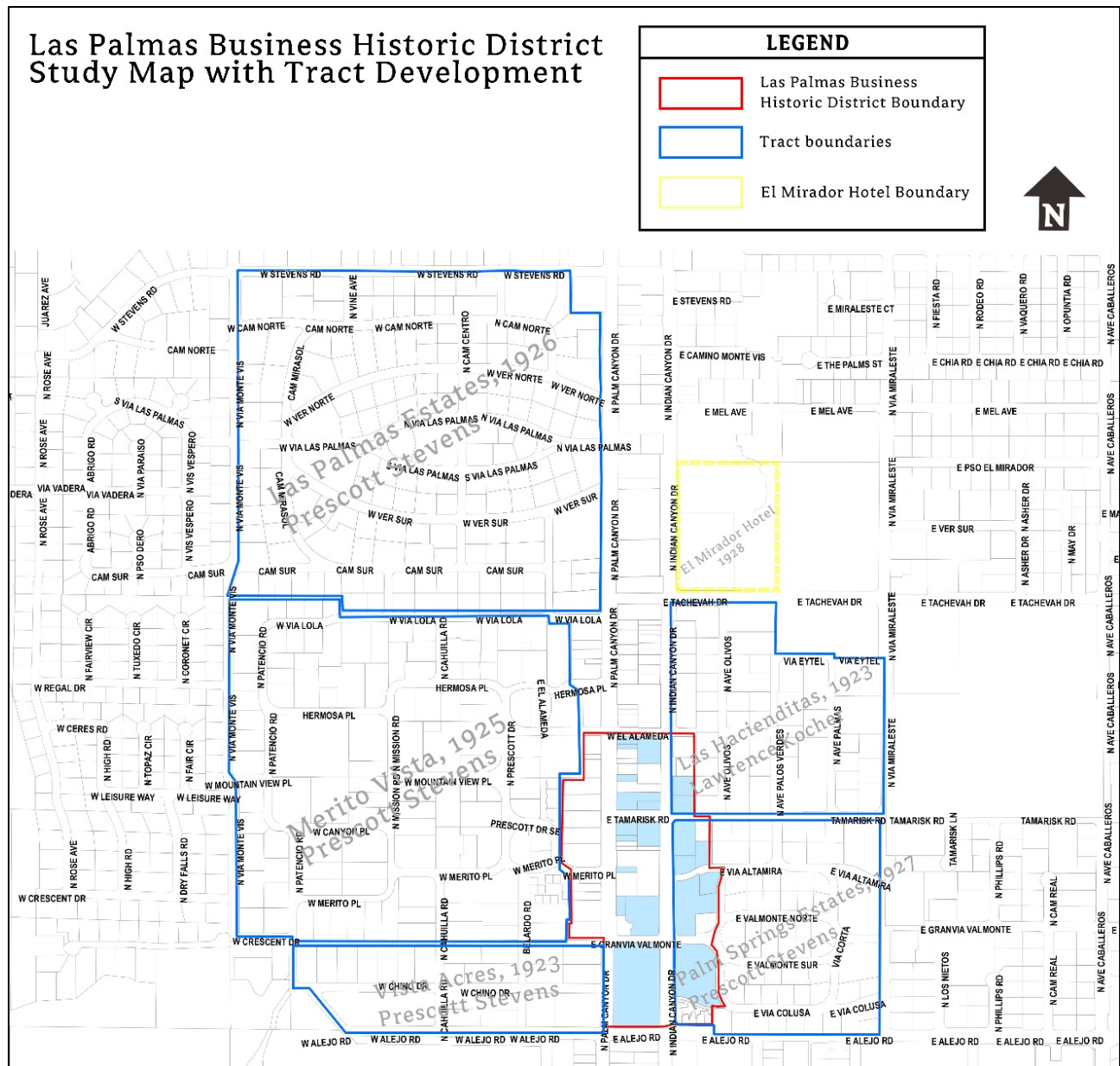


The uptown stretch of Palm Canyon Drive began to develop as a commercial district in the early 1930s. The popularity of Palm Springs with the Depression-proof movie industry provided more economic stability than in most other cities in the United States; as a result, there was continued commercial development during this period, and there are numerous buildings within the district constructed in the 1930s. The predominant architectural style in the district from this period is Spanish Colonial Revival; however, there are also notable Modernist examples.

Contributing buildings constructed in the 1930s represent the expansion of the city's original commercial core to the north as Palm Springs continued to grow during this period. Commercial development in the Las Palmas Business Historic District in the 1930s was partly a response to the increased pace of development in that decade in the flanking residential tracts that were originally established in the 1920s. Sparsely developed through the 1920s, these neighborhoods experienced a surge of residential construction in the following decade. (Parcel development by decade shown in Figure 5). This was likely due, at least in part, to their proximity to the popular El Mirador Hotel, which opened in 1928.<sup>316</sup> Several of these neighborhoods generally represent high end residential development of custom homes on large lots; Las Hacienditas and Palm Springs Estates became part of what would become known as the Movie Colony. Many of the businesses that concurrently sprang up along the adjacent stretch of Palm Canyon Drive – a market, a pharmacy, a movie theater, retail stores, and medical offices – catered to the growing residential neighborhoods to the east and west.

<sup>316</sup> Burton L. Smith, "Miracle Hotel Graces Desert," *Los Angeles Times*, January 2, 1928, A9.

**FIGURE 6: RESIDENTIAL DEVELOPMENT ADJACENT TO THE LAS PALMAS BUSINESS HISTORIC DISTRICT**







View of the Pacific Building (c. 1936; HSPB-13) and the El Paseo Building (1930; HSPB-27). Photograph c. 1954. Source: Palm Springs Historical Society.

One of the most prominent buildings constructed during this period is the El Paseo Building (HSPB-27) designed by architect Jonathan Ring and constructed in 1930 at the northeast corner of N. Palm Canyon Drive and E. Tamarisk Road.<sup>317</sup> The Spanish Colonial Revival-style building surrounds a central courtyard and originally featured a columned *corredor* encompassing the sidewalk along Palm Canyon Drive and cantilevered wood balconies overlooking Tamarisk Road. Tenants included the El Paseo Market and Earl Strebe's El Paseo Theater.<sup>318</sup>

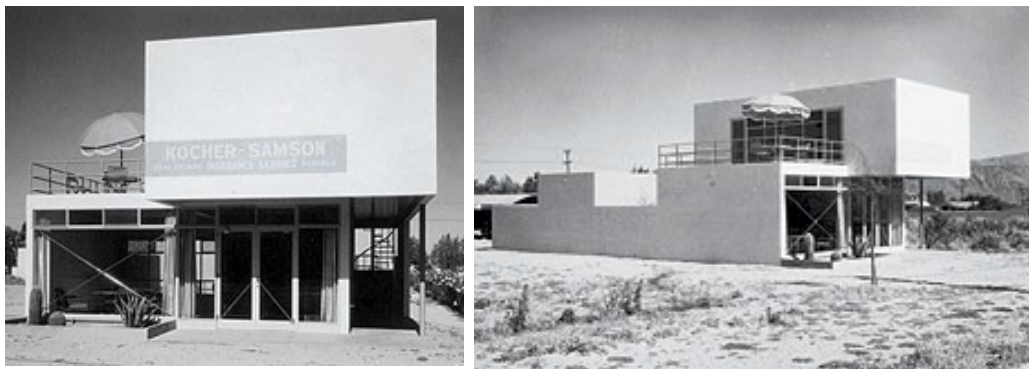


El Paseo Building (1930, Jonathan Ring; HSPB-27). Source: Mott Studios Collection, California State Library.

<sup>317</sup> Although several sources note 1926 as the construction date for the El Paseo Building, it is not shown in the 1929 Sanborn map. An article in the *Los Angeles Times* dates the building to 1930. "El Paseo Opens Tuesday," *Los Angeles Times*, January 13, 1930, A10.

<sup>318</sup> Palm Springs Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," (undated), 30. The El Paseo Building was extensively altered in the 1950s and partially rehabilitated in 2009.

International Style modernism made its first appearance in Palm Springs in 1934, with the construction of the Kocher-Samson Building (HSPB-79) on a lot north of the Reid clinic (766 N. Palm Canyon Drive). The two-story mixed-use building, with medical offices on the ground floor and an apartment above, was designed by the firm Kocher and Frey, which was composed of New York architect A. Lawrence Kocher and his Swiss-born business partner, Albert Frey. The building was designed for Kocher's brother, Dr. J.J. Kocher.<sup>319</sup> In the late 1920s Frey worked briefly in Paris for Le Corbusier (Charles-Édouard Jeanneret, 1887-1965), one of the leading modernist architects in Europe, who espoused formal, proportional compositions and declared the house "a machine for living."<sup>320</sup> Frey immigrated to the United States in 1930 and soon afterward began working with Kocher.<sup>321</sup> Frey designed the Kocher-Samson building in response to its desert setting as a cluster of square and rectangular forms enclosing a series of patios and small gardens. Frey traveled to Palm Springs at the end of 1934 to supervise its construction and was instantly attracted to the desert landscape. The partnership with Kocher was amicably dissolved, and in 1935 Frey formed a partnership with a young California architect, John Porter Clark, which was to last for nearly 20 years.<sup>322</sup> Clark and Frey are known as two of the founders of the "Desert Modern" style of architecture.<sup>323</sup>



Kocher-Samson Building (1934, Kocher and Frey; HSPB-79). Source: *Palm Springs Life*, Desert Treasures Gallery.

A large mixed-use building, the Mediterranean Revival-style Pacific Building (784 N. Palm Canyon; HSPB-13), was constructed in 1937 at the southeast corner of N. Palm Canyon Drive and E. Tamarisk Road, immediately north of the Kocher-Samson Building and opposite the El Paseo Building.<sup>324</sup> It was built by local contractor Charles Chamberlin, who also constructed the Welwood Murray Memorial Library.<sup>325</sup>

<sup>319</sup> Joseph Rosa, *Albert Frey, Architect* (New York: Rizzoli International Publications, Inc., 1990), 35.

<sup>320</sup> Spiro Kostoff, *A History of Architecture: Settings and Rituals* (New York: Oxford University Press, 1985), 700-701.

<sup>321</sup> Rosa, 26.

<sup>322</sup> Rosa, *Albert Frey*, 36.

<sup>323</sup> "Albert Frey," PS Modcom, <https://psmodcom.org/albert-frey/> (accessed March 2015).

<sup>324</sup> *Palm Springs News*, April 8, 1937. "Just completed and now ready for occupancy is the attractive Pacific Commercial building..."

<sup>325</sup> "Pioneer Village Builder, Charles Chamberlin Dies," *The Desert Sun*, XXVII, 77, May 16, 1955, 1a.

The building, with its central courtyard and four-story tiered corner tower, contained retail spaces and offices on the ground floor with apartments above. The Pacific Building is distinctive for its size and its strong Italian Renaissance Revival design elements, including wide overhanging eaves, corbeled balconies, Tuscan columns, and decorative quoins.

More typical of 1930s commercial development in the area are the one- and two-story Wilson-Sorum Building immediately north of the Reid Clinic at 664 N. Palm Canyon Drive (1937, Charles O. Matcham), built around a central courtyard; and the modest, one-story Clifton Dental Building (1936) at 700 N. Palm Canyon Drive designed by Brewster & Benedict.<sup>326</sup> The original design of the Clifton building appears to have been in the Moderne style, with plaster walls and steel sash casement windows that wrap the building's corners.



Pepper Tree Inn, previously the Reid Solarium (constructed c.1927; currently the Alcazar Hotel) designed in the prevailing Spanish Colonial Revival style.

A number of small hotels, apartment hotels, and bungalow courts were constructed in the Las Palmas Business Historic District in the 1930s along N. Indian Canyon Drive. The apartments and bungalow courts were built primarily to accommodate seasonal visitors, rather than as long-term multi-family housing, and most were designed in the prevailing Spanish Colonial Revival style. Representative examples include the bungalow court of Los Arboles (later the Indian Manor Hotel) at 784 N. Indian Canyon Drive (1935), the Ambassador Apartment Hotel (later the Spanish Inn and currently the Triada Hotel) at 640 N. Indian Canyon Drive (1936), and the Colonial House Hotel, later Howard Manor and currently the Colony Palms Hotel, at 572 N. Indian Canyon Drive (1936). The Colonial House occupies the entire block bounded by N. Indian Canyon Drive, E. Granvia Valmonte, Via Chica, and E. Via Colusa. It was built for casino owner Al Wertheimer.<sup>327</sup> The San Jacinto Hotel, currently the Movie

<sup>326</sup> This was attributed to John Porter Clark per the Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," undated, 22. That attribution is incorrect, and it has been confirmed as the work of Brewster & Benedict. It appears that John Porter Clark designed the covered drive that was added to the property.

<sup>327</sup> Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," undated, 7.

Colony Hotel, at 726 N. Indian Canyon drive (1935; altered) was designed by Clark and Frey.<sup>328</sup> The distinctive building features clusters of minimalist, plaster-clad cubist volumes that later had to be altered with the addition of covered porches and awnings to block the desert sun.<sup>329</sup>



Bottom: San Jacinto Hotel (1935, Clark & Frey; now the Movie Colony Hotel) designed in a minimalist, Modern style. Source: Patrick McGrew.

<sup>328</sup> Due to alterations, the Movie Colony Hotel was identified as part of this study as a non-contributor to the district.

<sup>329</sup> Rosa, 36-37.

**SUB-THEME: DESERT GUEST RANCHES AND WESTERN-THEMED RESORT ACTIVITIES (1929-1969)**

In the past ten years a new institution has developed in American recreational life: the desert guest ranch. Its clientele is no longer limited to the adventurous few who seek hardships in the back areas. The modern guest ranch lures the discriminating of all ages who seek to escape the complicated existence of city life.

Smoke Tree Ranch Brochure, undated<sup>330</sup>

During the 1920s, the prevalence of “dude ranches” — working cattle ranches transformed by “the guest business” - increased across the United States. Driven by financial hardship, cattle ranchers joined forces with the railroads to promote a new kind of vacation experience. A 1928 article in the *Los Angeles Times* posed and answered the question “What is a Dude Ranch?” by defining it as “a resort where life on a ranch is offered without the frequent makeshifts for ordinary comforts...the main feature of entertainment is a stable of good horses where the able may ride to their heart’s content...”<sup>331</sup> With its rural, agricultural roots and its continued reliance on horses for transportation well into the 20<sup>th</sup> century, Palm Springs was especially well suited to the creation of western-themed resorts and activities that showcased ranch living.

**Deep Well Guest Ranch**

Among the first of these resorts was the Deep Well Guest Ranch located at 1020 Highway 111 (a.k.a. Indio Road).<sup>332</sup> After unsuccessful farming efforts in the early 20<sup>th</sup> century by two previous owners, Henry Parsons (a scientist and authority on rubber) purchased the property in 1926. He drilled a well and found water close to the surface. After drilling further he found water again at 630 feet and the property became known as Deep Well Ranch.<sup>333</sup>

In 1928, Pearson sold the Ranch to Charles Doyle who converted an old apricot shed and ranch house to guest accommodations and called it Deep Well Guest Ranch. A 1929 ad in the *Los Angeles Times* describes the nascent resort as “A desert dude ranch 10 minutes from Palm Springs with its own 400-foot well offers a children’s paradise.” Daily and weekly rates were available, however, the ranch’s unique identity as resort and not a sanitarium was reinforced by the fact that “no tubercular people are accepted.”<sup>334</sup> Attractions included an archery course, rifle and pistol range, trap shooting, horseback rides, and “hot and cold water and electricity.”<sup>335</sup>

<sup>330</sup> Smoke Tree Ranch: A Way of Life (2007), produced by Tracy Conrad (Digital Rain Films, [www.digitalrainfilms.com](http://www.digitalrainfilms.com)).

<sup>331</sup> “Arizona Resorts Popular,” *Los Angeles Times*, November 21, 1928, A1.

<sup>332</sup> Note that several of the dude ranches discussed in this section were later converted to residential subdivisions; that history is discussed under the relevant Residential Development themes.

<sup>333</sup> Mabel Bennett, “Story of Deepwell,” *Palm Springs Villager*, February 1952, no page. <http://www.ourdeepwell.com/index.php/about-deno/your-neighborhood/history/18-history/28-deno-palm-springs-villager?showall=1> (accessed January 2015).

<sup>334</sup> “Display Ad no 9,” *Los Angeles Times*, March 29, 1929, 6.

<sup>335</sup> “Resort and Hotel Notes,” *Los Angeles Times*, April 14, 1956, F12.





Deep Well Guest Ranch Long Room. Source: Palm Springs Historical Society.

In 1929, Doyle sold the property to Major and Mrs. Everet and Everet's brother-in-law, Carol Smith. They significantly improved the property when, in 1930, they engaged architect Paul R. Williams to design hacienda-type buildings around patios.<sup>336</sup> Major Everet died in 1929, and by fall of 1931 Frank and Melba Bennett of Beverly Hills had purchased the property along with Phillip Boyd (local banker and first mayor of Palm Springs). They operated the guest ranch for almost 20 years. In 1948-49, encroaching residential development made maintaining the rural atmosphere of Deep Well difficult and the Bennetts retired and sold the Guest Ranch and twenty acres surrounding it to experienced hotelier Yoland Markson<sup>337</sup> of Boston and Beverly Hills.<sup>338</sup> By 1952, Deep Well boasted 52 lodging units.<sup>339</sup> In 1963 Deep Well Guest Ranch was sold to a Los Angeles syndicate headed by Howard Green, Harry Dodson, and Arthur Glesby who intended to make improvements to the ranch resort.<sup>340</sup> However in 1965, demolition of the structures began in preparation for the construction of apartments on the site.<sup>341</sup> In 1968, the former Guest Ranch property was sold at public auction.<sup>342</sup>

<sup>336</sup> Bennett, "Story of Deepwell (sic)."

<sup>337</sup> "Deep Well Ranch Leased to Noted U.S. Hotel Man," *The Desert Sun*, October 21, 1949.

<sup>338</sup> Renee Brown, "Deep Well Guest Ranch Provided True Western Experience," *The Desert Sun*, April 11, 2015. <http://www.desertsun.com/story/news/local/palm-springs/2015/04/11/deep-guest-ranch-history/25577725/>

<sup>339</sup> "Gala Gathering at Deep Well Ranch for Opening Event," *The Desert Sun*, December 4, 1952.

<sup>340</sup> "Palm Springs Ranch Sold," *Los Angeles Times*, June 16, 1963, N7.

<sup>341</sup> "Deep Well Owners Lose Court Fight," *The Desert Sun*, July 14, 1965.

<sup>342</sup> "Display Ad 100," *Los Angeles Times*, February 1, 1968, SF2.

### Smoke Tree Ranch

Smoke Tree Ranch, developed by Mac Blankenhorn and his group of Pasadena-based investors, opened in January 1931. From the beginning, Smoke Tree Ranch was unique: “Palm Springs newest dude ranch...[was] neither a resort nor public hotel.”<sup>343</sup> Early advertisements for the guest ranch emphasized an exclusivity that continues to this day: “Designed for those wishing to escape from the turmoil of weekend resorts...introductions or satisfactory references are required.”<sup>344</sup> The ranch featured cottages, stables, and a school for grades two through eight. Three school buildings and a playground were located along the western border of the ranch. Facilities included the Ranch Rodeo Field, stables, and the pool. The ranchhouse building contained two dining rooms, kitchen, lobby, and storerooms. There were 15 cottages for guests, two buildings for servant’s quarters, and a twenty-car garage. These buildings were designed by Pasadena-based architect Garrett Van Pelt, Jr. (1879-1972).<sup>345</sup> The property was also home to “historic adobe ruin relics” believed to date back to the 1880s and the failed efforts to establish the city of Palmdale.<sup>346</sup>

Blankenhorn sold part of his investment to Charles Doyle and in 1936, Fred and Maziebelle Markham (operating as the Mardo Corporation) bought Smoke Tree Ranch. Whereas Blankenhorn and his syndicate of investors may have been overextended at Smoke Tree Ranch, Markham was able to bring financial stability to the venture. The Markhams also brought many improvements. In 1936, they constructed an Olympic-sized swimming pool, five new cottages and the first tennis courts.<sup>347</sup> According to Smoke Tree Ranch Chief Executive Officer Tracy Conrad’s film *Smoke Tree Ranch: A Way of Life*, Maziebelle Markham regarded the Ranch as an expanded version of a well-run home with houseguests. Guests (and ultimately resident “Colonists”) were accepted by invitation only. There was no advertising. Ranch buildings were shielded from the highway and detached guest cottages provided maximum privacy for the patrons who consisted primarily of wealthy industrialists. According to a 1977 interview with Smoke Tree’s Vice President Brad Poncher, Disney’s “studio set designers were responsible for the design of some of the ranch’s guest cottages.”<sup>348</sup> Celebrities were purposefully discouraged.

Smoke Tree consisted of a working ranch with stables and a corral for instruction. Each guest (including each child) was assigned a horse upon check-in.<sup>349</sup> Popular events included breakfast rides, steak dinners, periodic rodeos, and gymkhanas.<sup>350</sup> Communal meals in the dining room, square dances and performances by well-known cowboy musicians such as Johnny Boyle or Cliff Campbell added to the authentic western flavor and social scene. Swimming, sunbathing, badminton, and lawn bowling were

<sup>343</sup> “Resort and Hotel Notes,” Los Angeles Times, December 28, 1930, B15.

<sup>344</sup> Display Ad 9, *Los Angeles Times*, January 9, 1931, 6.

<sup>345</sup> *Building and Engineering News*, July 5, 1930.

[https://archive.org/stream/buildingengineer30230cont/buildingengineer30230cont\\_djvu.txt](https://archive.org/stream/buildingengineer30230cont/buildingengineer30230cont_djvu.txt) (accessed January 2015).

<sup>346</sup> “Remember When,” *The Desert Sun*, December 13, 1960; referencing an issue of *The Desert Sun* from December 13, 1930.

<sup>347</sup> *Smoke Tree Ranch: A Way of Life* (2007), produced by Tracy Conrad (Digital Rain Films, [www.digitalrainfilms.com](http://www.digitalrainfilms.com)).

<sup>348</sup> This information also appears in the film *Smoke Tree Ranch: A Way of Life* (2007), produced by Tracy Conrad.

<sup>349</sup> *Smoke Tree Ranch: A Way of Life* (2007), produced by Tracy Conrad (Digital Rain Films, [www.digitalrainfilms.com](http://www.digitalrainfilms.com)).

<sup>350</sup> Gymkhana generally refers to games or races on horseback.

included in the non-western themed recreational activities popular at Smoke Tree. In 1945, ownership of the Guest Ranch was transferred from the Markhams to the Colonists and it continues to operate as a resort to this day.



Postcard of La Paz Guest Ranch, c. 1948. Source: Palm Springs Historical Society.

### La Paz Guest Ranch

Another Palm Springs guest ranch was the Spanish Colonial Revival-style La Paz Guest Ranch (1939, John Porter Clark, landscape design by Millard R. Wright; demolished) located at 1150 State Highway (now E. Palm Canyon Drive). Opened on November 6, 1939, La Paz consisted of 22 rental units, owners' quarters, and several recreational facilities. It was located on a six-acre plot fronting Indio Road near Deep Well Guest Ranch.<sup>351</sup> During WWII the La Paz served as an Air Force Officer's Club.<sup>352</sup> James R. Fouch<sup>353</sup> purchased La Paz from Mrs. L.J. Mooney and William Heiser in 1945. By then, the resort offered "deluxe accommodations, swimming pool, tennis and horseback riding in a secluded oasis of Western Charm and Hospitality."<sup>354</sup> The La Paz featured Sunday Ranch Suppers with Western Dancing and encouraged people to "Wear your western togs or come with a western spirit."<sup>355</sup> Noted guests at

<sup>351</sup> "La Paz Guest Ranch Palm Springs Product; Opens for Season Nov. 6," *The Desert Sun*, October 27, 1939.

<sup>352</sup> "Its Patriotic to Keep Fit, Rest and Relax at a Resort," *Los Angeles Times*, January 8, 1943, 17.

<sup>353</sup> Fouch was the founder of Universal Microphone Company in 1928.

<sup>354</sup> Ad, *Palm Springs City Directory*, 1946-7, 104.

<sup>355</sup> Ad, *The Desert Sun*, February 22, 1946, 3.

La Paz over the years included many movie stars including academy-award winning actress Olivia De Havilland.

In 1946, the La Paz was “thoroughly redecorated inside and out” including the creation of a mural by noted Hollywood artist Paul Lutz.<sup>356</sup> In 1954, the La Paz was sold to Mr. and Mrs. William Halloran of Seattle who immediately embarked on plans to enlarge the existing facilities and build additional units.<sup>357</sup>

### **Rogers Stables**

With horses the focal point of activity, Rogers Stables (a.k.a. Rogers Ranch Club, Rogers Ranch Club Stables) at 1600 Chia Road near N. Sunrise Way (a.k.a. 1441 N. Sunrise Way) did not provide lodging but was a hub of western resort activity. During the day, owner Trav Rogers provided horses for trail riding. An arena held exhibitions and rodeos. At night, it became a dining venue and nightclub with square dancing. The lower floor of the two-story Pueblo Revival-style building was also home to the Mink and Manure Club with horse stalls on both sides where ladies could throw their mink coats on the long table and mingle with the locals. Hollywood stars also frequented the establishment including actors Peter Lorre and Judy Garland.<sup>358</sup> By the mid-1940s, the property was purchased by Charley Morrison and renamed “The Stables.”<sup>359</sup>



Rogers Stables.  
Source: Palm Springs Historical Society.

<sup>356</sup> “La Paz Will Open for New Season on October 1 is Word,” *The Desert Sun*, September 27, 1946.

<sup>357</sup> “Guest Ranch Sold in Palm Springs,” *Los Angeles Times*, November 21, 1954, F13.

<sup>358</sup> “Tattletale,” *Los Angeles Times*, November 9, 1941, D5.

<sup>359</sup> “Nothing To It,” *The Desert Sun*, October 1, 1946.



The popularity of the desert dude ranch phenomenon is further evidenced by the fashion of western wear promoted in Los Angeles as well as in the city of Palm Springs. A 1931 ad for Dyas Resort Clothes at 7<sup>th</sup> and Olive in Los Angeles features “Smart and Practical Clothes for Desert Dude Ranches.” Western shirts, hats, riding pants, and skirts are promoted “for lazy happy hours out of the saddle.” The ad even features a line of clothing specifically for “Smoke Tree Ranch...Dude Ranch Sports Clothes and whatever you like best to wear in the evening.”<sup>360</sup> In Palm Springs itself, popular sources for western wear included Marge Riley’s Westerns at 227 S. Palm Canyon Drive, Spaulding’s at 278 N. Palm Canyon Drive, Rasmussen’s Frontier Shop at 1995 Highway 111 (a.k.a. Rogers’ Frontier Shop at Rogers Stables) and later Rasmussen’s Saddlery & Western Wear at 1151 N. Indian Avenue.



Rasmussen’s Western Wear float in the Desert Circus. Source: Palm Springs Historical Society and *Palm Springs Life* Archives.

<sup>360</sup> “Display Ad 30,” *Los Angeles Times*, December 13, 1931, B6.





The Desert Circus, a western-themed parade, began in 1936 and was the biggest event of the season every year until it was discontinued in 1983.<sup>361</sup> By 1946, some 30,000 people lined the street for the event.<sup>362</sup> The parade included dozens of floats, bands, and equestrian units. It quickly grew into a week's worth of social activities including a "Kangaroo Court" during which anyone found not wearing western wear was "hailed into court" and made to pay a fine or to entertain.<sup>363</sup> Other activities included ranch dinners, dances, a fashion show, the Village Insanities, and the Big Top Ball. Another popular event was the "hat parade" for which Melba Bennett, co-owner of the Deep Well Guest Ranch contributed to the local fashion scene with the creation of the "palm springs hat" (a cowboy hat decorated with ribbons and flowers).



Palm Springs Desert Circus, 1940. Source: *The Desert Sun*.

Another annual western-themed event was Western Week begun in 1941 by Los Compadres riding club. The event featured a parade down Palm Canyon Drive, a rodeo, a carnival street dance and a deep pit barbecue.<sup>364</sup> Tourists and villagers alike sported western clothing during the week-long celebration which was held every October and marked the beginning of the season. Western Week attracted the participation of riding clubs from all over Southern California. Local stables from the pre-World War II period include Arol's Buckskin Stables at 1680 Ramon Road; Cowboy Stables on Arenas

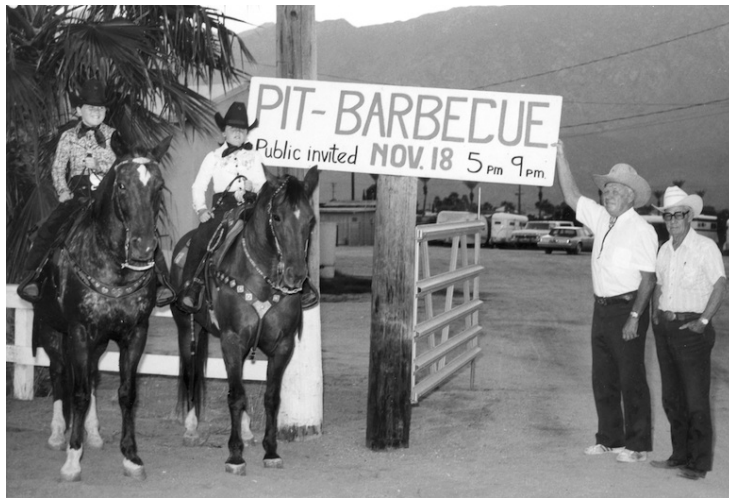
<sup>361</sup> It was briefly and unsuccessfully revived in 1985.

<sup>362</sup> "Thousands Cheer Biggest Circus Parade," *The Desert Sun*, April 12, 1946.

<sup>363</sup> Moya Henderson and the Palm Springs Historical Society, Palm Springs (Charleston, SC: Arcadia Publishing, 2009), 112.

<sup>364</sup> "Explore Palm Springs: Western Week," *Palm Springs Life*, October 2014.

Road; McDonald Stables at 1205 E. Ramon Road; and the Araby-Palm Springs Stables at 190 Avenue de Los Caballeros.



Barbeque at Los Compadres.  
Source: Palm Springs Historical Society.

Los Compadres originally began as the Palm Springs Riding Club in the late 1930s with about 40 members. The club would often stage breakfast rides, moonlight rides and weekend campouts accompanied by a chuck wagon.<sup>365</sup> After World War II, the club purchased land at 1849 S. El Cielo Road and built Los Compadres Ranch complete with stables and a clubhouse. In 1952, the clubhouse was damaged by fire. In 1968, club members began an annual deep pit barbecue event at the Ranch.<sup>366</sup>

Other prominent Palm Springs riding clubs included the Desert Riders (formed in 1931) that counted the elite of Palm Springs society as members, including Pearl McManus, Charles Farrell and celebrities Don Ameche, Dennis Day, Henry Fonda, Clark Gable, Gary Grant, Olivia de Haviland, William Holden, Hugh O'Brien, and Robert Taylor.<sup>367</sup> Rides into such areas as Andreas Canyon, Deep Canyon and even to visit more urban locations such as the Mission Hills Golf and Country Club<sup>368</sup> were commonplace in the postwar period. The Desert Riders' Oasis, a place for cookouts for that riding club, was located off Bogert Trail (formerly San Benito Way).

<sup>365</sup> "Explore Palm Springs: Los Compadres Deep Pit Barbecue," *Palm Springs Life*, October 2013.

<sup>366</sup> "Explore Palm Springs: Los Compadres Deep Pit Barbecue," *Palm Springs Life*, October 2013.

<sup>367</sup> "Desert Riders, Early Palm Springs," *Palm Springs Life*, March 1995.

<sup>368</sup> "Pause for Lunch," *The Desert Sun*, April 23, 1971.

## COMMERCIAL DEVELOPMENT BETWEEN THE WARS (1919-1941): ELIGIBILITY

### Property Types: Commercial Building, Commercial Block, Historic District

Examples of commercial buildings from this period may include hotels, motels, theaters, retail stores, banks, restaurants, commercial storefront buildings, and automobile-related resources including auto dealerships, gas stations, and drive-ins. Examples of commercial properties in Palm Springs associated with this period include the remains of the Oasis Hotel, now wrapped by later development (1925); La Plaza (1936; HSPB-22), the town's first shopping center and an early example of automobile-oriented, multi-use retail development in Southern California; and a number of other office and retail buildings such as El Paseo (1930; HSPB-27) and the Pacific building (1937; HSPB-13). There are also several small hotels and motor court hotels such as the Colonial House Hotel (1936; presently the Colony Palms), the Ambassador Hotel (presently the Triada Hotel; HSPB-49), and the Orchid Tree Inn (HSPB-72).

### Applicable Eligibility Criteria

A commercial property from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>369</sup>	As an early or excellent example of commercial development in Palm Springs. Commercial buildings may be eligible as rare remaining examples of the original commercial core; as an example of a particular trend in commercial development or growth during this period; or for a direct association with the tourism industry in Palm Springs (including hotels and related tourist amenities, along with dude ranch properties). Commercial buildings eligible under this criterion must represent a trend or pattern of development, they cannot simply have been constructed during the pre-World War II era.
A/1/6 (District)	A collection of commercial buildings that are linked geographically may be eligible as a historic district. A potential commercial district in Palm Springs will likely span several periods of development.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an

<sup>369</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.



understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, properties and districts must retain sufficient integrity to convey their historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>370</sup> A commercial property from this period eligible under Criteria A/1/3 should retain integrity of location, design, workmanship, materials, and feeling in order to reflect the important association with the city's commercial development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. <sup>371</sup>
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>372</sup> A commercial property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. Replacement of original storefronts is a common and acceptable alteration.

<sup>370</sup> *National Register Bulletin 15.*

<sup>371</sup> *National Register Bulletin 15.*

<sup>372</sup> *National Register Bulletin 15.*



CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/6 (District)	In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alteration to individual buildings, such as replacement of storefronts is acceptable. Eligible historic districts may span several periods of development.

#### **Commercial Development between the Wars (1919-1941): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- represent important patterns and trends in commercial development from this period, including representing the original commercial core, early automobile-related development, dude ranch development, or a direct association with tourism; or
- represent a unique or rare commercial property type; or
- represent an excellent or rare example of an architectural style, property type, or method of construction; or be associated with a significant architect or designer; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

To be eligible under this theme, a historic district must:

- retain a majority of the contributors dating from the period of significance; and
- display the original planning features of a commercial enclave or corridor; and
- retain the essential aspects of historic integrity.

**THEME: CIVIC & INSTITUTIONAL DEVELOPMENT BETWEEN THE WARS (1919-1941)**

This theme explores the development of public services and infrastructure, schools, libraries, churches, and other local institutions in Palm Springs in the 1920s and 1930s. As the village grew in popularity and population, the ad hoc provision of services could not meet the increased needs of residents and visitors, leading in the late 1930s to a push for incorporation.

Prior to Palm Springs' incorporation in 1938, the village's services were managed by the volunteers of the Palm Springs Chamber of Commerce, originally founded in 1918 as the Board of Trade. The Board's founding president was Dr. J.J. Kocher, and the organization's offices occupied one of the bungalows of Kocher's Sunshine Court on North Palm Canyon Drive (then Main Drive).<sup>373</sup> Next door, at 365 N. Palm Canyon, was the California Water and Telephone Company (HSPB-26), a reinforced concrete building constructed in 1935.<sup>374</sup> The two-story, Spanish Colonial Revival-style building was finished with plaster walls, a clay barrel tile roof, and a second story balcony. Just to the north another Spanish-style building was constructed in 1936 to house the village's fire station and police department. The all-volunteer Palm Springs Fire District had been formed in 1931 after a fire destroyed a local grocery store.<sup>375</sup>



Frances S. Stevens School (HSPB-7). Source: City of Palm Springs.

<sup>373</sup> Palmer, 71.

<sup>374</sup> Sanborn Fire Insurance Map.

<sup>375</sup> City of Palm Springs, "Fire Department History," <http://www.ci.palm-springs.ca.us/government/departments/fire-department/history> (accessed June 19, 2015).

One of the most prominent institutional developments prior to Palm Springs' incorporation is the Frances S. Stevens School (HSPB-7) occupying the entire block between Alejo Road and Granvia Valmonte, in what is now the Las Palmas Business Historic District. Prescott T. Stevens, developer of the El Mirador Hotel, donated the site and the funds to build the school, in memory of his wife and her interest in education.<sup>376</sup> The first two rooms were completed in 1927. Katherine Finchy, who arrived in Palm Springs in 1922, became the school's first administrator. Palm Springs' first bond issue provided additional classrooms, a library, indoor plumbing, a cafeteria, an apartment for the principal, and a large auditorium. The Spanish Colonial Revival-style complex features a traditional layout with rooms arranged around an open courtyard. In the late 1920s local resident Earle Strebe began showing movies in the auditorium which was eventually converted into the village's first theater.

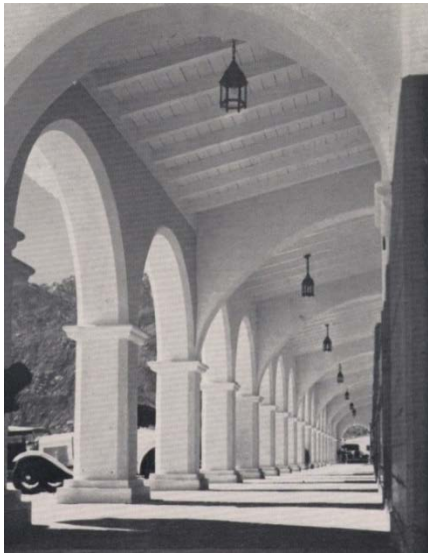
Until 1930 the Community Church remained the sole church in the village. The only other house of worship in the area was the little adobe chapel of St. Florian, built out on the Agua Caliente Reservation in 1912.<sup>377</sup> In 1926 Father Philip LaVies, who traveled weekly to Palm Springs from the mission school in Banning, began planning a permanent Catholic sanctuary in the village. In 1928 LaVies, with the assistance of P.T. Stevens, obtained from the Southern Pacific Railroad a parcel at the southeast corner of Alejo and Belardo Roads and engaged Los Angeles architect Albert C. Martin to design a church inspired by the California missions. The church, Our Lady of Solitude (151 W. Alejo Road; HSPB-15) was constructed by Alvah Hicks and completed in 1930.<sup>378</sup> In 1935 the Community Church, having outgrown its little white frame chapel at the corner of North Palm Canyon Drive and Andreas Road, sold the property to Julia Carnell for construction of the Carnell Building (HSPB-11). The Church used the proceeds to purchase from Pearl and Austin McManus three parcels at the northeast corner of Cahuilla and Baristo Roads. A new sanctuary (284 S. Cahuilla Road; HSPB-23), designed by William Charles Tanner in a pared-down English Gothic Revival style, was completed in 1936.<sup>379</sup>

<sup>376</sup> Site history from the HSPB plaque.

<sup>377</sup> Renee Brown, "Catholics flocked to Palm Springs' St. Florian's," *The Desert Sun*, August 21, 2014, <http://www.desertsun.com/story/life/2014/08/21/catholics-palm-springs-church/14424193/> (accessed June 19, 2015). The site on North Calle El Segundo is now occupied by Our Lady of Guadalupe Catholic Church.

<sup>378</sup> Historic Sites Preservation Board plaque, Our Lady of Solitude Catholic Church.

<sup>379</sup> *Class 1: A Guide to the Designated Class 1 Historic Sites of Palm Springs* (Palm Springs, CA: Palm Springs Preservation Foundation, undated, <http://content.yudu.com/Library/Azvt3/Class1/resources/10.htm> (accessed June 19, 2015).



Palm Springs High School (1938, G. Stanley Wilson). Source: The Living New Deal, <http://livingnewdeal.org/projects/palm-springs-high-school-palm-springs-ca/>

The Depression-era domestic policies of President Franklin Delano Roosevelt, popularly called the New Deal, allocated funds for the construction of public works projects across the country and created jobs for workers improving their own communities. The New Deal marshaled direct government investment to alleviate the problems of poverty, unemployment, and the disintegration of the American economy during the Great Depression. The Public Works Administration (PWA), which began in 1933 and the Works Progress (later Work Projects) Administration (WPA), which began in 1935, funneled significant financial resources to communities across the United States for the construction of roads, bridges, parks, and civic and institutional buildings. In Palm Springs, the Palm Springs High School (2248 E. Ramon Road) was constructed with New Deal funding. The high school was designed by G. Stanley Wilson and completed in 1938.

As Palm Springs grew, the need for infrastructure improvements, zoning restrictions, and other controls became apparent. In November 1936, a 30-member committee was formed to study the possibility of incorporation. The committee included early pioneers, developers, and other prominent citizens including Ralph

Bellamy, Phillip Boyd, Earl Coffman, Alvah Hicks, Fred Markham, Austin McManus, Culver Nichols, Warren Pinney, George Roberson, and Jack Williams.<sup>380</sup> Harold Hicks was selected as committee chairman. At its meeting on September 22, 1937 the committee fixed the city boundaries, divided it into seven wards, and authorized the drafting of an incorporation petition.<sup>381</sup> On Election Day, April 12, 1938, voters approved incorporation by a vote of 442 to 211.<sup>382</sup> Council members were elected to represent each of the seven wards; included in that first Palm Springs City Council were pioneers Alvah Hicks and Austin G. McManus. Philip L. Boyd was appointed the city's first mayor.<sup>383</sup> The city's permanent population in 1938 was 5,336, with a seasonal jump to 8,000, and the city's incorporated area covered 20 square miles.<sup>384</sup>

<sup>380</sup> "Incorporation Committee to Meet Dec. 1," *The Desert Sun*, Volume X, Number 17, November 27, 1936, 1.

<sup>381</sup> "Incorporation Plans Now Underway," *The Desert Sun*, Volume XI, Number 8, September 24, 1937.

<sup>382</sup> "Incorporation Wins," *The Desert Sun*, Volume XI, Number 36, April 12, 1938.

<sup>383</sup> Niemann, 144.

<sup>384</sup> "Your City Hall," commemorative brochure published for the dedication of Palm Springs City Hall, November 8, 1957 (Palm Springs Public Library).



Postcard of the Welwood Murray Memorial Library (1938-41, John Porter Clark; HSPB-3).

One of the first civic buildings constructed in the new city was the Welwood Murray Memorial Library (100 S. Palm Canyon Drive; HSPB-3), constructed in 1941 at the southeast corner of S. Palm Canyon Drive and E. Tahquitz Canyon Way. It was named in honor of pioneer hotelier Welwood Murray. Concerned about the lack of reading material in the village, Murray had constructed a small adobe building at the rear of his hotel to house his private library, and loaned out his own books. In 1938, when the city was incorporated, Murray's son George Welwood Murray donated land for the construction of a public library in memory of his father.<sup>385</sup> Albert Frey submitted a Modern design but the library board, led by Nellie Coffman, preferred a more traditional Mediterranean Revival design by John Porter Clark.<sup>386</sup> The Welwood Murray Memorial Library served as the city's main public library until the completion of the new Palm Springs Library Center (300 S. Sunrise Way; William Cody) in 1975.

Several important cultural and social institutions were founded during this period as well. The Palm Springs Desert Museum (now the Palm Springs Art Museum) was founded in 1938 and was originally located in one of the buildings of La Plaza. The Museum at that time focused on Native American artifacts, the natural sciences, and the environment of the surrounding Coachella Valley.<sup>387</sup> The museum's programming included exhibits, lectures, and hiking excursions.<sup>388</sup>

Mrs. Warren Pinney, wife of Palm Springs' city clerk and manager of the El Mirador Hotel, invited sixty women to attend a luncheon on December 10, 1938, to discuss the formation of a woman's club.<sup>389</sup> At

<sup>385</sup> Niemann, 46. The historic site marker on the building today notes that an "additional strip of property on the eastern end of the site" was donated by Miss Cornelia White.

<sup>386</sup> Roger C. Palmer, PhD, *Then & Now: Palm Springs* (Palm Springs: Palm Springs Historical Society, 2011), 15.

<sup>387</sup> Palm Springs Art Museum, "About Us," *Palm Springs Art Museum*, [www.psmuseum.org/about-us/](http://www.psmuseum.org/about-us/) (accessed August 16, 2015).

<sup>388</sup> Steven Biller, "Art of the City," *Palm Springs Life*, December 2013, [www.palmspringslife.com/Palm-Springs-Life/December-2013/Art-of-the-City/](http://www.palmspringslife.com/Palm-Springs-Life/December-2013/Art-of-the-City/) (accessed August 16, 2015).

<sup>389</sup> Palm Springs Women's Club History largely adapted from Jenny McLean and Judy Sumich, "History: The Beginning," Palm Springs Woman's Club, 2011, <https://www.pswomansclub.com/history-1> (accessed August 2015).



the luncheon, a nominating committee was named to develop bylaws and a list of officers for the next meeting, two days later. On December 12, 1938, Nellie Coffman invited the potential woman's club to lunch at the Desert Inn. Seventy-three women signed on as charter members of the Palm Springs Woman's Club at this lunch, and their first official meeting was held on December 19, 1938. The Woman's Club completed its incorporation in 1939, affiliated with the Federation of Women's Clubs, but chose to become an independent organization in 1953.

Land for the clubhouse at 314 S. Cahuilla Road was donated by Pearl McManus, and John Porter Clark donated his services to design the building. The plans were accepted at the March 20, 1939 meeting.<sup>390</sup> \$12,000 was raised for construction, and contractors Wilson and Sorum won the bid to build the clubhouse.<sup>391</sup> Construction commenced in mid-April, and was completed on November 17, 1939.<sup>392</sup> The building consists of an auditorium with a stage, a large walled patio, sun lounge, entrance hall, dressing rooms, and kitchen.<sup>393</sup> Landscape architect Katherine Bashford designed a "far-reaching plan for planting," which was executed by landscape gardener Millard Wright.<sup>394</sup>



Woman's Club (1939, John Porter Clark; landscape architect Katherine Bashford). Source: Palm Springs Historical Society.

<sup>390</sup> "Woman's Club House to be Reality," *The Desert Sun*, March 24, 1939.

<sup>391</sup> "Woman's Club to be Ready in October," *The Desert Sun*, September 1, 1939.

<sup>392</sup> "Woman's Club Moves into New \$12,000 Home," *The Desert Sun*, November 17, 1939.

<sup>393</sup> "Woman's Club House to be Reality."

<sup>394</sup> Margaret Cree, "Landscaping Grounds Occupies Attention of Woman's Club," *The Desert Sun*, November 10, 1939; "Woman's Club Moves into New \$12,000 Home."

## CIVIC & INSTITUTIONAL DEVELOPMENT BETWEEN THE WARS (1919-1941): ELIGIBILITY

### Property Types: Civic or institutional building, Civic improvement

Civic property types include city halls or other offices for public agencies, post offices, fire and police stations, schools, and libraries. Infrastructural improvements and other civic amenities may also be eligible under this theme, including significant roadways, bridges, and other improvements. Non-governmental institutional property types include churches, meeting halls, and buildings associated with social organizations. Civic and institutional buildings constructed in the 1930s may have an association with New Deal funding programs including the WPA or PWA. Important works of public art were also funded by New Deal-era programs.

Institutional properties associated with this theme include the Frances B. Stevens School (1927, now the Palm Canyon Theater; HSPB-7) at 538 N. Palm Canyon Drive; Our Lady of Solitude Catholic Church (1930; HSPB-15) at 151 W. Alejo Road; the California Telephone & Water Building (1934); the Community Church of Palm Springs (1936, William Charles Tanner; north addition by Harry Williams; HSPB-23) at 284 S. Cahuilla Road; the Welwood Murray Memorial Library (1938-41, John Porter Clark; HSPB-3) at 100 S. Palm Canyon Drive; Palm Springs Women's Club (1939, John Porter Clark) at 314 S. Cahuilla Road; and Palm Springs High School (1938, G. Stanley Wilson; later additions in 1957/1958) at 2248 E. Ramon Road.

### Applicable Eligibility Criteria

A civic or institutional property or civic improvement from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>395</sup>	<p>As an early example of civic or institutional development from this period, representing some of the earliest institutional buildings in Palm Springs and reflecting the area's growth in the pre-World War II era. Civic buildings from this period represent the first government buildings constructed following the incorporation of Palm Springs in 1938. Properties may also be significant for an association with important New Deal era programs.</p> <p>Note that there are particular requirements for listing religious properties in the National Register of Historic Places, which are outlined in National Register Criteria Consideration A.</p>

<sup>395</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

CRITERIA	REASON
	<p><i>National Register Criteria Consideration A: Religious Properties</i></p> <p>Note that a religious property is eligible for listing in the National Register if it derives its primary significance from architectural or artistic distinction or historical importance.</p> <p>“A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.”<sup>396</sup></p>
C/3/4,5 (Architecture)	<p>As an excellent or rare example of an architectural style from the period, or as the work of a master builder, designer, artist, or architect. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section.</p>

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under this theme.

<sup>396</sup> *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>397</sup> A civic or institutional property from this period eligible under Criteria A/1/3 should retain integrity of location, design, feeling, and association in order to reflect the important association with the city's civic and institutional development during this period.
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>398</sup> A civic or institutional property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

#### **Civic & Institutional Development between the Wars (1919-1941): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- reflect important civic or institutional development from the period; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

<sup>397</sup> *National Register Bulletin 15.*

<sup>398</sup> *National Register Bulletin 15.*

### Theme: The Influence of the Entertainment Industry (1919-1941)

This theme explores the influence of the Hollywood film industry on the development and growth of Palm Springs in the 1920s and 1930s. Hollywood first discovered Palm Springs as early as 1915, when author-turned-director Edmund Mitchell filmed a silent adaptation of his 1901 novel *The Lone Star Rush*, the first motion picture to be filmed in Palm Springs.<sup>399</sup> Throughout the 1910s and 1920s the desert around Palm Springs was used for location shooting of numerous silent films set in Middle Eastern or North African locales, including *Salome* (1922) starring Theda Bara and, according to some sources, *The Sheik* (1921) with Rudolph Valentino in his most famous role.<sup>400</sup>

The movie industry brought additional attention to Palm Springs in 1922, when Valentino honeymooned at the Palm Springs Hotel with his second wife, Natacha Rambova, only to be arrested for bigamy because his divorce from his first wife was not yet final.<sup>401</sup> Syndicated gossip columnist Louella Parsons dispatched a number of columns from the Desert Inn during a 1926 visit, drawing wider attention to Palm Springs.<sup>402</sup> By the end of the decade the isolated desert village had become a favored winter weekend retreat for the burgeoning film industry, offering privacy and relaxation, warm winter sunshine and stunning natural beauty, just a few hours' drive from Los Angeles. This allowed actors to get away while complying with the studios' famous "two-hour rule," the contractual obligation to be available on short notice for filming or publicity purposes.

Perhaps the earliest house associated with movie people was the Reginald Pole adobe (1916, 175 S. Cahuilla Road; HSPB-59), which was said to have been visited by Charles Chaplin and exotic Russian silent screen star Nazimova.<sup>403</sup> It was one of the few homes associated with entertainment figures in Palm Springs in the teens and twenties, as almost everyone else congregated at the various hotels.

In the 1920s the film stars and studio moguls stayed primarily at the Desert Inn or the Oasis; beginning in 1928 they flocked to the extravagant Hotel El Mirador as well. Irving Berlin and Shirley Temple (with her parents) were Desert Inn regulars; Loretta Young favored the uppermost room in the Oasis' tower.<sup>404</sup> Hollywood's patronage saved El Mirador from bankruptcy at the onset of the Great Depression. In just its first two months of operation, the hotel's guest list included such Hollywood luminaries as Lillian Gish, Pola Negri, Mary Pickford and Douglas Fairbanks, and Gloria Swanson.<sup>405</sup>

<sup>399</sup> Niemann, 168.

<sup>400</sup> Niemann, 169-169 and Starr, 25. Other sources claim that exterior locations of *The Sheik* were filmed in other places including Guadalupe Dunes in Santa Barbara County and the Walking Dunes on Long Island.

<sup>401</sup> Gloria Greer, "Bringing Fame to Palm Springs," *Palm Springs Life*, January 2013, <http://www.palmspringslife.com/Palm-Springs-Life/January-2013/Bringing-Fame-to-Palm-Springs/> (accessed January 22, 2015). Valentino was acquitted after Dr. Florilla White testified that the couple had not shared a bed at her hotel.

<sup>402</sup> Greer, "Bringing Fame to Palm Springs."

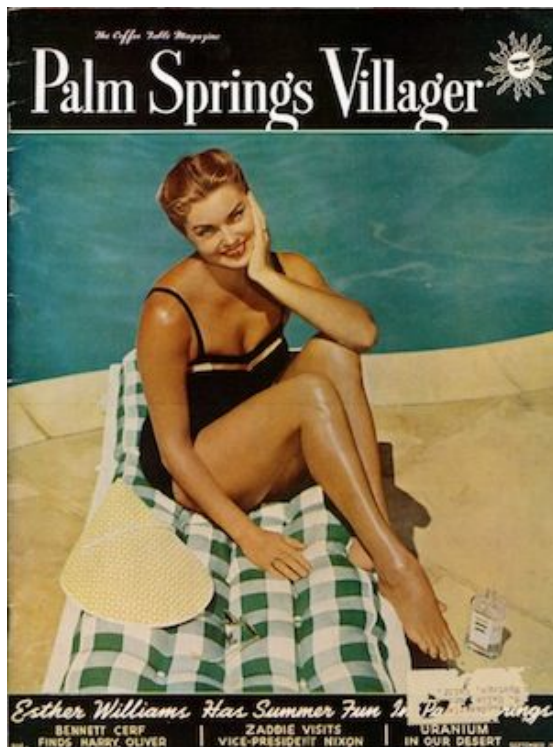
<sup>403</sup> Steve Vaught, correspondence with project team, September 29, 2015.

<sup>404</sup> Niemann, 64 and 68.

<sup>405</sup> Niemann, 123.



A number of movie people who did not take houses, but wanted a more permanent place to stay while wintering in the desert, rented apartments. There were several high-end apartments catering to well-to-do visitors, beginning with the Casa Palmeras in 1928. Casa Palmeras residents included Clifton Webb; Ann Sothorn; Joe Penner; Bert Wheeler; Oscar-winning cinematographer Karl Struss; Harold Lloyd; and Joan Leslie. The El Encanto (completed in 1929), located across from the Tahquitz Vista and Hotel Del Tahquitz; the Colonial House (1936), and the Key Club (1938; demolished) were also popular apartment rentals for the Hollywood set.



Esther Williams on the cover of the *Palm Springs Villager*, September 1955. Source: Palm Springs Historical Society.

There was an early influx of significant radio personalities during this period as well, some of whom took their shows on the road and broadcast from Palm Springs. Each winter for several years, radio stars Freeman Gosden and Charles Correll broadcast their popular program *Amos n' Andy* from a small studio in the El Mirador Hotel's iconic tower (HSPB-1).<sup>406</sup> Radio giants Eddie Cantor and Al Jolson both started coming to the Desert Inn in the 1920s and then constructed more permanent winter homes in the 1930s.

<sup>406</sup> Dennis McDougal and Mike Meenan, "It's Check-Out Time for Palm Springs' El Mirador," *Los Angeles Times*, November 27, 1977, P120, <http://www.proquest.com> (accessed July 29, 2012).

Other Hollywood notables associated with Palm Springs during this period include Harold Lloyd; Adolphe Menjou; William Powell; studio chief Joe Schenck; producer Bryan Foy; Richard Arlen; Robert Woolsey; Tarzan author Edgar Rice Burroughs; George Bancroft; Reginald Owen; William Gargan; Chuck Morrison; Charles Butterworth; Paul Lukas; Ralph Bellamy; and Charles Farrell.

Publicist Tony Burke fostered the hotel's air of Hollywood exclusivity with photos of celebrities lounging and sunning themselves amidst El Mirador's lush grounds – Lucille Ball, Claudette Colbert, Gary Cooper, Marlene Dietrich, Clark Gable, Paulette Goddard, Olivia de Havilland.<sup>407</sup> Johnny Weissmuller, surfer Duke Kahanamoku, and Esther Williams – swimming champions turned film stars – swam and posed for photographers in El Mirador's pool. Frank Bogert, manager of the El Mirador Hotel and future Mayor of Palm Springs, also supplied and widely distributed images of stars at play in Palm Springs. The fame of these celebrity visitors inevitably made the town itself famous. "Through radio broadcasts, fan magazine layouts, movies and publicity shots," writes historian Alan Hess, "Palm Springs was defined by the media in the national consciousness to a degree out of proportion with its size or the number of people who had actually visited it."<sup>408</sup> On winter weekends in the 1930s the village's streets were jammed with ordinary day tourists from Los Angeles, hoping to catch a glimpse of a movie star.<sup>409</sup>



L: Photograph of New York Governor Herbert Lehman and Shirley Temple having lunch at the El Mirador, arranged by Frank Bogert and distributed to over 1,200 newspapers. R: Charles Correll and Freeman Gosden broadcasting *Amos n' Andy* from the El Mirador tower (HSPB-1). Source for both: *Palm Springs Life*, "Bringing Fame to Palm Springs."

<sup>407</sup> Niemann, 126, and Bob Colacello, "Palm Springs Weekends," *Vanity Fair*, June 1999, 205.

<sup>408</sup> Alan Hess and Andrew Danish, *Palm Springs Weekend* (San Francisco: Chronicle Books, 2001), 38-39.

<sup>409</sup> Starr, 27.

As Palm Springs grew in popularity with members of the entertainment industry, hotels, sports facilities, restaurants, nightclubs and retail establishments were developed to accommodate the demand for recreation and diversion. Some of these establishments were owned by celebrities. In 1928 silent film actress Fritzi Ridgeway built the Del Tahquitz Hotel at the southeast corner of what is now South Palm Canyon Drive and Baristo Road. Ridgeway's film career did not survive the advent of talking pictures, and she sold the Del Tahquitz in 1931. The Pueblo Revival-style hotel featured wide balconies, a courtyard swimming pool, and the Saddle Bar Cocktail Lounge, with saddles as barstools. The Del Tahquitz was demolished in 1960 to make way for the Santa Fe Federal Savings and Loan building (HSPB-54).<sup>410</sup>



Del Tahquitz Hotel, 1928. Photograph c. 1933. Source: Los Angeles Public Library.

In 1933 actors Charlie Farrell and Ralph Bellamy built two tennis courts at the north end of town, on a plot of land that they had purchased from Alvah Hicks.<sup>411</sup> The courts proved so popular with their Hollywood friends that the following year Farrell and Bellamy built additional courts, a swimming pool, dining room, and guest bungalows and offered memberships in the new Palm Springs Racquet Club

<sup>410</sup> Niemann, 248-249. See also IMDb, "Fritzi Ridgeway Biography," *IMDb*, [http://www.imdb.com/name/nm0725904/bio?ref\\_=nm\\_of\\_bio\\_sm](http://www.imdb.com/name/nm0725904/bio?ref_=nm_of_bio_sm) (accessed January 26, 2015).

<sup>411</sup> Niemann, 132.

(2743 N. Indian Canyon Drive; HSPB-83). The club's Bamboo Bar became the social center of Palm Springs, with four seats permanently reserved for Farrell and his friends Clark Gable, William Powell, and Spencer Tracy.<sup>412</sup>

Pearl McManus opened her competing Tennis Club (Ormsby and Steffgren, 701 W. Baristo Road) at the south end of town in February 1938, on a boulder-strewn hillside at the west end of Baristo Road. Charter members included actors Ray Milland, Frank Morgan, Reginald Owen, and MGM musical star Jeanette MacDonald.<sup>413</sup> Pearl was heavily involved in the design of the Tennis Club, which was originally modeled after the Hotel Cappuccini, a former Capuchin monastery on the Amalfi coast from which she drew the inspiration for the stone-walled terraces above the club's elegant oval swimming pool.<sup>414</sup>



L: Racquet Club built by Charlie Farrell and Ralph Bellamy. Photographed in 1955. Source: Los Angeles Public Library.

R: Photograph of the world-famous Palm Springs Tennis Club pool, as it appeared in the 1950s. Source: Los Angeles Public Library.

The village's most popular and most famous nightclub, the Chi Chi, opened in 1935 on Palm Canyon Drive, just north of the Desert Inn, on land leased from Zaddie Bunker. Beginning as a waffle house, it was converted by its owner, Irwin S. Schuman, first into a restaurant called the Desert Grille, and then into a full-fledged nightclub with dining, dancing, and live entertainment. It was expanded in 1938 and again in 1950 with the addition of the 750-seat Starlight Room. The Chi Chi (217 N. Palm Canyon

<sup>412</sup> Colacello, 205.

<sup>413</sup> Greer.

<sup>414</sup> Steve Vaught, *Sentinels in Stone: Palm Springs' Historic Tennis Club Neighborhood and its Iconic Walls* (Palm Springs, CA: Palm Springs Preservation Foundation, 2015), 13.



Drive; demolished) was the premier nightspot of the Hollywood crowd into the 1960s, and its headliners were frequently interchangeable with its clientele – Louis Armstrong, Desi Arnaz, Pearl Bailey, Milton Berle, Nat “King” Cole, Vic Damone, Sammy Davis, Jr., Duke Ellington, Lena Horne, Eartha Kitt, Gypsy Rose Lee, Peggy Lee, Liberace, Jerry Lewis, Tony Martin, the Mills Brothers, Patti Page, Louie Prima and Keeley Smith, Sophie Tucker, and Mae West.<sup>415</sup>

Many of the Hollywood celebrities and executives who vacationed in Palm Springs eventually rented or bought seasonal homes there. So many of them settled in the area south of the Hotel El Mirador that the neighborhood became known as the Movie Colony.<sup>416</sup> Old Las Palmas (Las Palmas Estates) was another popular Hollywood enclave in Palm Springs.<sup>417</sup>



L: The Chi Chi nightclub, opened in 1935 on Palm Canyon Drive. Source: *Palm Springs Life*, “In the Swing.” R: Designed in 1927 by architect John Byers, this was the longtime residence of Cary Grant, who purchased it in 1954 (928 Avenida Palmas, HSPB-75). Source: Los Angeles Public Library.

<sup>415</sup> Niemann, 255-258. The Chi Chi closed in 1966 and, after a decade of failed attempts at a revival, the building was demolished in 1977.

<sup>416</sup> The “Movie Colony” was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. Although a wider area is sometimes claimed, the boundaries of the Movie Colony as recognized by the City of Palm Springs, the Palm Springs Board of Realtors, and the Movie Colony Neighborhood Association are: Tachevah Road on the north, Alejo Road on the south, Avenida Caballeros on the east, and Indian Canyon Drive on the west (source: The Movie Colony Neighborhood Association, <http://www.themoviecolony.org/history.php>). For purposes of this report, tract names are used to discuss development patterns and “Movie Colony” is used when referring to the broader social history of the area.

<sup>417</sup> The development of these neighborhoods is discussed in the theme Single-Family Residential Development between the Wars (1919-1941). Specific properties associated with the entertainment industry are identified in the survey findings.



#### THE INFLUENCE OF THE ENTERTAINMENT INDUSTRY (1919-1941): ELIGIBILITY

##### **Property Types: Single-family Residence, Multi-family Residence, Commercial Building, Film Location, Historic District**

Starting in the early 20<sup>th</sup> century, Palm Springs was a get-away for members of the entertainment industry, including movie stars, directors, composers, and other members of the upper echelon of the industry. Members of the entertainment industry became part of the fabric of the city. Properties significant under this theme include residents and commercial establishments with specific associations with the entertainment community. Commercial establishments may be eligible for a known association with the Hollywood social scene in Palm Springs. There are also identified concentrations of residential properties that are associated with famous residents, including the “Movie Colony” potential historic district. Many residences associated with people in the entertainment industry, in the Movie Colony and other neighborhoods, are not visible from the public right-of-way.

##### **Applicable Eligibility Criteria**

A property or district may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/1,3 (Pattern of Development/Event/Period) <sup>418</sup>	Commercial properties may be eligible under this theme for representing a known association with the Hollywood social scene in Palm Springs. Film locations may be eligible as the site of an early or iconic motion picture production (Criterion A/1/1). Individual residential properties significant under this theme will be eligible under Criterion B/2/2.

<sup>418</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

CRITERIA	REASON
B/2/2 (Person)	<p>For its association with an important person(s) in the entertainment industry. Properties eligible under this criterion are those associated with a person's productive life, reflecting the time period when he or she achieved significance. Properties associated with living persons are usually not eligible for landmark designation. Sufficient time must have elapsed to assess both the person's field of endeavor and his or her contribution to that field.</p> <p>Eligibility under Criterion B for listing in the National Register of Historic Places requires that:</p> <p>"Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or productive life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations. A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life."<sup>419</sup></p> <p>Note that some of these properties may not be visible from the public right-of-way. For survey purposes, these properties have been flagged and assigned a status code indicating that additional evaluation is needed due to lack of visibility.</p>
A/1/6 (District)	<p>A collection of residences associated with members of the entertainment industry that are linked geographically may be eligible as a historic district. Residences eligible under this theme will likely contribute to historic districts that are significant under other contexts and themes; an association with members of the entertainment industry represents one layer of an area's history.</p>

<sup>419</sup> *National Register Bulletin 15*, Section VI: How to Apply the National Register Criteria for Evaluation."

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property under this theme eligible under Criteria A/1/3 should retain integrity of location, design, feeling, and association.
B/2/2 (Person)	A residential property significant under Criterion B/2/2 (Person) should retain integrity of location, design, workmanship, and feeling in order to convey the historic association with a significant person.
A/1/6 (District)	In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Eligible historic districts may span several periods of development.

### The Influence of the Entertainment Industry (1919-1941): Registration Requirements

To be eligible under this theme, a property must:

- date from the period of significance; and
- represent a known association with an important person or persons in the entertainment industry; because Palm Springs is a resort destination, eligible properties associated with people in the entertainment industry in the city will likely be second homes; for commercial properties, represent a known association with the Hollywood social scene in Palm Springs; a film location must represent an early or iconic location; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

To be eligible under this theme, a historic district must:

- retain a majority of the contributors dating from the period of significance; and
- retain a majority of the contributors with a known association with members of the entertainment industry; and
- retain the essential aspects of historic integrity.

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## Context: Palm Springs during World War II (1939-1945)



Looking west from Palm Springs Army Air Field, c. 1943. Barracks (now demolished) lined what is now Tahquitz Canyon Way. Source: *The Desert Sun*.

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#### THEME: THE WAR EFFORT IN PALM SPRINGS (1939-1945)

This theme explores the development of World War II-related military facilities in Palm Springs. The small city played a significant role in the war effort, but few war-related resources survive. The period of significance under this context begins in 1939, when what is now the Palm Springs International Airport was established as an Army Air Corps landing field in anticipation of the United States' eventual entry into the European war. Following the Japanese attack on Pearl Harbor in December 1941, significant material resources and labor were dedicated to the war effort, and nearly all private construction ceased for the duration of the conflict.

The first airfield in Palm Springs was a dirt landing strip next to the Hotel El Mirador, laid out soon after the hotel opened in 1928. It was used by early aviation pioneers, and by Army and Navy cadets from March Airfield and San Diego. Fed up with the noise and dust, Prescott T. Stevens, El Mirador's owner, built a new strip and two hangars further away from the hotel to the northeast. This strip was in use until about 1934 and served the village's first commercial service from Maddux Airlines on its Los Angeles-Tijuana route, stopping in Palm Springs only upon passenger request. In the early 1930s, as air travel increased in popularity, the Chamber of Commerce leased a parcel of Section 14 land from the Agua Caliente Band of Cahuilla Indians and built a third airstrip. It was located just east of downtown, bounded on the north by Alejo Road, on the east by Sunrise Way, on the south by Tahquitz Canyon Way, and on the west by Avenida Caballeros. The new airport had two runways and was served by American Airlines, Western Airlines, and the locally-owned and operated Palm Springs Airlines, which started out with one four-passenger plane and added a second in 1937. When Palm Springs incorporated in 1938 the airport was officially named the Palm Springs Municipal Airport.<sup>420</sup>

In 1939 the Army Corps of Engineers selected Palm Springs, protected from fog and rain by Mt. San Jacinto, as the location of an Air Corps landing field. The chosen site was east of the village on Cahuilla land, and was leased by the city and subleased to the Federal government. In early 1942, following the attack on Pearl Harbor, the airfield was taken over by the Air Transport Command and a new field with an A-frame terminal building and two runways was completed a half mile from the original site.<sup>421</sup> The Palm Springs Air Base's principal mission was the deployment of aircraft from U.S. manufacturing plants to training facilities and overseas combat theaters.<sup>422</sup> To disperse aircraft away from the field in case of enemy attack, circular concrete parking pads or "tie downs" and taxiways were built in the surrounding area.<sup>423</sup> The city constructed a new road to the Air Base, an extension of Tahquitz Canyon Way, to

<sup>420</sup> Ann Greer, "Flying High at PSP," *Palm Springs Life*, October 2013, <https://www.palmspringslife.com/flying-high-at-ppsp/> (accessed June 22, 2013).

<sup>421</sup> American Society of Civil Engineers, Los Angeles Section, *100 Years of Civil Engineering Excellence, 1913-2013* (Bloomington, IN: AuthorHouse LLC, 2014).

<sup>422</sup> Denise Goolsby, "Palm Springs airport began as Army hub," *The Desert Sun*, June 21, 2014, <http://desert.sn/TOLzvR> (accessed June 21, 2015).

<sup>423</sup> Coffman Associates, Inc., "History of PSP," *Palm Springs Airport Master Plan*, 1994.

replace the existing dirt roads. Pearl McCallum McManus gave the right-of-way for the road to the city and in exchange, it was named McCallum Way in honor of her father.<sup>424</sup> Within six months a control tower, Command headquarters, barracks, and a base hospital had been constructed, with many of the new buildings lining either side of McCallum Way.<sup>425</sup>

The Air Base also served as a receiving facility for wounded troops returning from overseas. In 1942 the luxurious El Mirador Hotel was purchased by the Army and converted to the 1,600-bed Torney General Hospital, specializing in general medicine, rheumatic fever, and orthopedic surgery. An adjoining detention camp housed approximately 250 Italian prisoners of war who worked at the hospital.<sup>426</sup> The camp was located on the block now occupied by Katherine Finchy Elementary School, Wellness Park, and Ruth Hardy Park.<sup>427</sup> The surrounding desert also played an important role in the war effort. In March of 1942 General George S. Patton established the Desert Training Center at Camp Young, an hour east of Palm Springs at Shaver Summit (now called Chiriaco Summit), to train his army for combat in North Africa.<sup>428</sup>

<sup>424</sup> Henderson et al., 64.

<sup>425</sup> Goolsby.

<sup>426</sup> Renee Brown, "Explore Palm Springs: Torney General Hospital," *Palm Springs Life*, July 2013, <http://www.palmspringslife.com/Palm-Springs-Life/Desert-Guide/July-2013/Explore-Palm-Springs-Torney-General-Hospital/> (accessed June 23, 2015).

<sup>427</sup> Correspondence from Marvin Roos, March 23, 2015; confirmed by historic aerial photographs. After the war some of the camp barracks were relocated in the city; some may remain intact.

<sup>428</sup> "Chiriaco Summit History," *Chiriaco Summit*, <http://chiriacosummit.com/about-us/> (accessed June 22, 2015).

## THE WAR EFFORT IN PALM SPRINGS (1939-1945): ELIGIBILITY

### Property Types: Commercial, civic, or institutional building; structures, sites, or objects

Property types significant under this context include commercial, civic, or institutional buildings co-opted or developed specifically to support the war effort; structures, sites, or objects developed specifically for the war effort or in response to the onset of World War II (examples may include tie downs, air raid sirens, and Quonset huts). Resources associated with this theme are rare. The Air Base was turned over to the city after the war and was converted into a new Palm Springs Municipal (now International) Airport, which has been expanded and upgraded a number of times since. Torney General Hospital was converted back into the Hotel El Mirador, and later into the Desert Regional Medical Center. It is unlikely that elements of World War II-era development remain on either property.<sup>429</sup> A surviving tie down on Easmor Circle near the airport has been designated (HSPB-40) and at least seven others remain in the general vicinity.<sup>430</sup> Katherine Finchy Elementary School, Wellness Park, and Ruth Hardy Park are collectively eligible for Class 2 designation as the site of the prisoner-of-war camp.

### Applicable Eligibility Criteria

A building, structure, site, or object from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>431</sup>	For a specific association with the World War II war effort in Palm Springs.
C/3/4,5 (Architecture)	As an excellent or rare example of a property type related to the war effort in Palm Springs.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at

<sup>429</sup> There appears to be an extant Quonset hut on the airport property.

<sup>430</sup> The tie downs are visible in aerial photographs.

<sup>431</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>432</sup> A property from this period eligible under Criteria A/1/3 should retain integrity of location, feeling, and association, at a minimum, in order to reflect the important association with the war effort during World War II in Palm Springs.
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, must retain most of the physical features that constitute that type. <sup>433</sup> A property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling.

#### **The War Effort in Palm Springs (1939-1945): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- have a direct association with the war effort during World War II; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

<sup>432</sup> *National Register Bulletin 15.*

<sup>433</sup> *National Register Bulletin 15.*





## Context: Post-World War II Palm Springs (1945-1969)



Palm Springs City Hall (1952, Clark, Frey & Chambers; HSPB-33). Photographed by Julius Shulman, 1958. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

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## CONTEXT: POST-WORLD WAR II PALM SPRINGS (1945-1969)

### Overview

This context explores the post-World War II boom and related development that left Palm Springs with what many consider the largest and finest concentration of mid-20<sup>th</sup> century Modern architecture in the United States. Hollywood film stars and Eastern industrialists were joined in the postwar decades by ever-increasing numbers of tourists. The growing prosperity of the postwar years and the rise of the car culture created a leisured, mobile middle class that sought, in Palm Springs, the “good life” that had previously been available only to the wealthy.<sup>434</sup> This surge of visitors and seasonal residents - by 1951 the city’s winter population swelled to almost 30,000 from a permanent population of 7,660 - coincided with the peak of Modernism’s popularity.<sup>435</sup>

The population growth accelerated in the 1950s, bringing a demand for civic necessities such as schools, libraries, museums, a city hall and police headquarters, as well as offices, stores, and housing. Palm Springs’ growth as a tourist destination brought a demand for inns, resorts, and tourist attractions. Tourism also introduced a demand for affordable second homes for a growing middle class; the construction and financing methods for building such mass-produced housing tracts were already developing in suburban areas of larger cities, including nearby Los Angeles, and found a ready market in Palm Springs. Though Palm Springs was a smaller municipality, this economic climate provided many opportunities for locally-based architects, as well as several Los Angeles architects, to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as “Palm Springs Modernism” or “The Palm Springs School.”<sup>436</sup>

The desert climate and casual lifestyle all but demanded unconventional design, and clients were more accepting of, even sought out, a more adventurous style in the resort atmosphere of Palm Springs than they would have in their primary residences.<sup>437</sup> In the two decades after the war, Palm Springs was transformed with new commercial and institutional buildings, custom homes, and a large number of housing tracts.

This context examines influences on the built environment in Palm Springs following the conclusion of World War II. The first section provides an overview of the important developments in architecture

<sup>434</sup> Prior to completion of Interstate 10 through the Coachella Valley in the 1960s, the many visitors who traveled to Palm Springs by automobile used U.S. Highways 60, 70, and 99.

<sup>435</sup> *Western Resort Publications*, “Yearbook,” 16.

<sup>436</sup> Discussion of Modern architectural trends in Palm Springs in the post-World War II era derived from Alan Hess, “Historic Context of Modern Architecture: Residential, Commercial and Civic Architecture,” for Historic Resources Group, January 23, 2015, and updated June 9, 2015.

<sup>437</sup> Jeff Book, “Palm Springs Revisited,” *Departures*, October 2000, <https://www.departures.com/travel/travel/palm-springs-revisited> (accessed October 2014).

during this period and a brief discussion of some of the significant architects. Following the introductory section are the themes and sub-themes, divided by property type: single-family residential development, multi-family residential development, commercial development, and civic and institutional development. At the conclusion of each theme are registration requirements for evaluating resources under that theme.

For additional information about the development of neighborhoods associated with the ethnic minority communities in Palm Springs, see the Ethnic Minorities Context that is included as the final chapter of this study.

**THEME: POST-WORLD WAR II SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (1945-1969)**

**Postwar Residential Architecture in Palm Springs (1945-1969)<sup>438</sup>**

The exuberance and optimism from the war victory, the population explosion, and the creation of automobile-centric suburbia in the building boom that followed meant great changes for the way Americans lived in the post-World War II era. Southern California was at the forefront of this new era, and its tradition of experimentation in architecture placed it in an ideal position to lead the exploration of suburban residential architecture after World War II. This sub-theme explores the important role of architecture in the development of Palm Springs after the war, and discusses buildings that are important as examples of particular architectural styles or as the work of significant architects or designers.<sup>439</sup>

Following precedents started in the 1930s, the decade of the 1940s further reinforced the prominence of Modern architecture in defining the growth of Palm Springs after World War II. This paralleled the trend throughout California; as prosperity returned with the war, and as the peacetime return of soldiers brought a demand for new development, a young generation of architects exposed to Modernism in their training or travels before and during the war wanted to put those ideas into practice. This new generation of architects combined a concern for landscape and site relationships, the use of natural materials, and innovative building technologies to create a new regional architecture. This was also a period of exuberance and optimism that was directly reflected in the architecture. According to historian Kevin Starr, the theory that domestic architecture would not take up where it had left off before the war was fundamental.<sup>440</sup>

Though many clients still preferred traditional styles, their architects, committed to Modern ideas, championed its cause. In one prominent example, singer Frank Sinatra walked into the offices of Williams, Williams & Williams in May 1947 and asked for a Georgian Revival-style house, to be completed by Christmas, on a lot the singer had just purchased east of the Movie Colony. E. Stewart Williams instead designed a low, sprawling Modern house with shed roofs, clerestory windows, and walls of stone, stucco, and redwood siding (1947, 1148 E. Alejo Road; HSPB-77). A wall of sliding glass panels opens at the push of a button to a central patio with a piano-shaped swimming pool and cabana.<sup>441</sup> A pergola with cutouts in its roof casts noontime shadows resembling piano keys along one edge of the pool – an unintentional effect, according to Williams.<sup>442</sup> The landscape design is the work of Tommy Tomson.<sup>443</sup> The commission helped E. Stewart Williams helped launch his long career. The design is an

<sup>438</sup> This section includes an overview discussion of the predominant architectural styles from this period. A more detailed description of each style, along with a list of character-defining features, is included in the Architectural Styles section.

<sup>439</sup> Many of these same architects produced important commercial and institutional designs in the city as well; those properties are discussed in separate themes.

<sup>440</sup> Kevin Starr, "The Case Study House Program and the Impending Future: Some Regional Considerations," in Elizabeth Smith, *Blueprints for Modern Living* (Cambridge, MA: MIT Press, 1989), 131.

<sup>441</sup> Colacello, 205, and Adèle Cygelman, *Palm Springs Modern* (New York: Rizzoli International Publications, Inc., 1999), 72-82.

<sup>442</sup> Johns, 182.

<sup>443</sup> Steven Keylon, landscape historian, correspondence with project team, April 10, 2015.

early and important step in Williams' evolution as a residential designer. Though he had not been trained in Modernism at Cornell's School of Architecture, his travels in Europe introduced him to many of the varied approaches to Modern design there. The organic forms and natural materials used in Scandinavian Modern design influenced him the most.



Sinatra House (1947, E. Stewart Williams; HSPB-77). Photographed in 1949 by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Residential designs in the 1940s established the pattern of a wide range of interpretations of Modern architecture. The decade brought Palm Springs the building which was, and remains, the most famous in terms of international recognition: Richard Neutra's Kaufmann House. Following architects like Albert Frey and John Porter Clark, who began working in Palm Springs before the war, more architects who would become central figures in the Palm Springs School settled there in the 1940s. William Cody, a graduate of the USC School of Architecture, moved to Palm Springs in 1946 for health reasons. After serving in the war, E. Stewart Williams joined his father, Harry, and his brother Roger to begin their joint practice.

Albert Frey had worked with Le Corbusier in Paris in 1929 before immigrating to the United States. He worked first in New York, but after visiting Palm Springs in 1934, the Swiss-born architect determined to settle there. Though trained in European Modern ideas, he quickly adapted them to the desert conditions which appealed to him, arriving at a varied and original expression of Modernism. While exploring the potential of new materials such as corrugated steel, trusses made of thin pipe, and concrete block, Frey used them to reflect the desert climate, landscape, vegetation, and colors. He also adapted

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his designs to the casual Palm Springs culture. The size of Palm Springs and the relatively few number of architects gave him opportunities to design a wide range of building types. His own house, Frey I (1941; demolished) was experimental. A small house for a bachelor, it used minimal walls and a flat roof to create living space that opened to a patio and (eventually) a pool. The vacation home Frey designed with (and for) industrial designer Raymond Loewy (600 W. Panorama Road; HSPB-33) celebrated the modern desert lifestyle by bringing the swimming pool into the living room. In contrast, the Markham House (1941) and the Lyons House (1948), two of several Frey built over the decades in Smoke Tree Ranch, had to conform to the design guidelines calling for Ranch style. The simple, low scale roof forms helped blend the houses into the natural landscape, as intended by the Smoke Tree Ranch planning guidelines.



Loewy Residence (1946, Albert Frey; HSPB-33). Photographed in 1947 by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Another approach to Modern residential design is seen in the work of William Cody. Cody trained in progressive Modernism at the USC School of Architecture and graduated in 1942, but also worked with Cliff May. May's designs were influenced by vernacular historic architecture in California, but incorporated elements of Modern architecture to create houses that were convenient and comfortable, as proven by the widespread popularity of his designs. Cody's own house (1947, 1950 E. Desert Palms Drive) showed both his interest in innovative structure and details, and in developing livable spaces that incorporated openness and views. His house was organized as a series of pavilions and courtyards that brought in light, views, and nature. The thin sections of roof and walls demonstrate his search for clean, elegant structures. At the Perlberg House (1952, 888 N. Avenida Palmas), Cody continued to explore simple forms with flat or gently sloping shed roofs that reduced the dimensions of column and roof structures to a minimum, creating light profiles.

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Kaufmann House (1946, Richard Neutra; HSPB-29B). Photograph by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

The 1946 Kaufmann House (470 W. Vista Chino; HSPB-29B) was designed by Richard Neutra as the winter home of Pittsburgh department store owner Edgar Kaufmann. Kauffman was already known for building another world-famous house, Fallingwater by Frank Lloyd Wright (designed 1935; main house constructed 1936-38, followed by the guest house in 1939). The design of his Palm Springs home summarized Neutra's ideas at the time: the flat roof, steel frame, and glass walls embodied one prominent version of Modernism by using sharp, clean, minimalist, machine-made lines contrasting with the beauty of the open, natural site with the rugged slopes of Mt. San Jacinto as backdrop. The use of stone and wood finishes represented an evolution of Neutra's ideas from those seen in the earlier Miller House (1937, 2311 N. Indian Canyon Drive; HSPB-45). When photographed by Julius Shulman and disseminated worldwide, the Kaufmann House became an iconic image of Modern architecture.

In the 1950s, with the town's expansive growth, Palm Springs architects were able to explore a wide range of residential architectural ideas with willing clients interested in Modern design. These respond in various ways to the demands of the location: controlling the sun's heat, respecting the natural landscape, and creating homes of pleasure and recreation. Palm Springs' residential architecture of this period included affordable, mass-produced housing, along with custom homes designed with sizeable budgets. The distinctive solutions of several local architects show a high quality of concept and execution that matches the quality of the more widely publicized Los Angeles Modern architects of the same period.

Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple designs expressing their wood post-and-beam and steel frame structure. This is seen in three particular houses: for developer Sam Martin Zalud, Wexler & Harrison designed two houses as part of a small planned neighborhood around a communal park, named Lilliana Gardens. The floor plans of these two houses were the same, featuring a central open atrium next to the living room; the two houses were differentiated by their front walls, one faced in rubble stone, and one with slump block, which William Cody often used. At the same time, Wexler built a house (1955, 1272 E. Verbena Drive) for his family. It is also wood post-and-beam, but smaller and simpler, and designed to be expanded as his family grew.



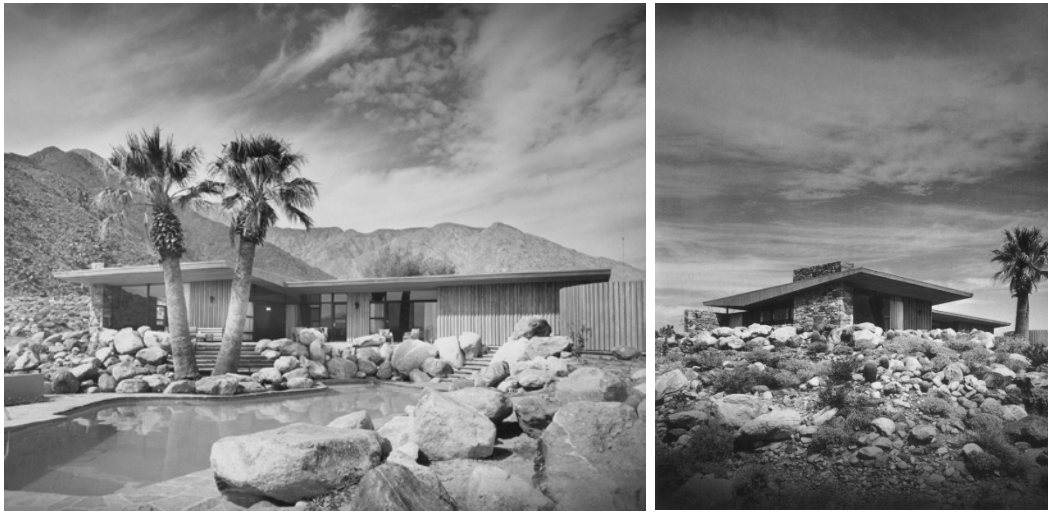
L: Donald Wexler's own home, 1955. Photograph 2010. Source: Palm Springs Art Museum © Juergen Nogai. R: "Glass House" in Lilliana Gardens (1954, Wexler & Harrison). Source: *Palm Springs Life*, "Palm Springs 'Glass House' Was One of Donald Wexler's First Custom Homes."

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L and R: Edris House (1953, E. Stewart Williams). Photographed in 1954 by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

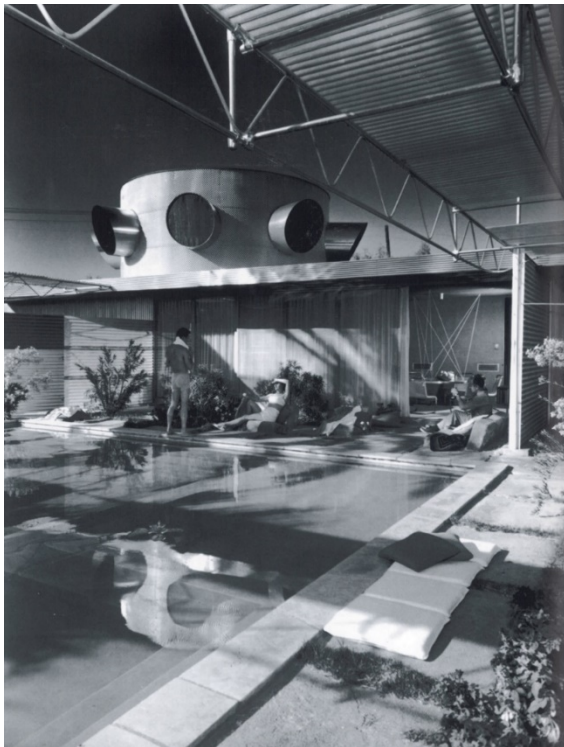
E. Stewart Williams developed an interest in natural materials including stone, which tied his designs visually to the desert site. The Edris House (1953, E. Stewart Williams, 1030 W. Cielo Drive; HSPB-46) is located on a boulder-strewn slope overlooking the Coachella Valley. The house's inverted truss roof rests on pillars of natural stone, with glass infill. Williams' own house (1956) responds to a very different, flat site. A long, gentle butterfly roof is supported on steel columns allowing the walls of the public areas to be mostly glass. This also allows the garden landscaping and stone walls to extend from outside to inside and then outside again to create an especially open and light filled house.



Carey House (1956, Clark, Frey & Chambers; HSPB-33, listed in the National Register). Source: *Albert Frey, Architect*, p. 115.



In the 1950s Clark, Frey & Chambers experimented with new, lightweight building technologies, including composite wall panels (as at the Carey House, 1956, 651 W. Via Escuela; HSPB-33 and listed in the National Register); and corrugated plastic and metal panels (as at Frey House I, 1941; demolished). Frey's exploration of structure and materials included a major expansion of his own house (Frey House I, expanded 1953; demolished), where he added a second story turret with circular windows shaded by tubular metal sun shades. Always responding to the desert climate in shaping his designs, Frey charted the sun's path in order to orient windows, overhangs and sunshades, and frequently "lifted" his houses off the ground to minimize disturbance of the desert landscape (as at the Carey House).



Frey House I (1941 and 1953, Albert Frey; demolished). Photographed in 1957 by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

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L: Crockett House (1956, Herbert Burns). Photograph by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection. R: Burgess House (1958, Hugh Kaptur). Source: *Palm Springs Life*, "Ready for their Close-ups." Photographer Jay Jorgensen.

Among other locally-based architects and designers, builder Herbert Burns designed Late Moderne houses similar to his inns, which emphasized volumes and streamlined forms rather than structure, as seen in the Crockett House (1956, 457 W. Arenas Road). Hugh Kaptur, trained in Detroit at the Lawrence Technological University, brought the simple frame construction he used in multiple housing tract designs to the William Burgess House (1958, 550 W. Palisades Drive). Walter White's design for the Franz Alexander Residence (1956, 1011 W. Cielo Drive; listed in the National Register) has a dramatic, upswept, curving roof.<sup>444</sup>



Rendering of the Alexander House (1956, Walter S. White) showing the upswept roof design. Source: Walter S. White Papers, Architecture and Design Collection, Art, Design & Architecture Museum, University of California, Santa Barbara.

<sup>444</sup> The first building permits for the residence were issued on November 18, 1955; construction was completed in 1956. Barbara Lamprecht, M.Arch, Ph.D, Palm Springs Modernism Week, "National Register of Historic Places Registration Form, Alexander, Dr. Franz, Residence," September 2015.

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Palm Springs architects continued their wide-ranging, eclectic exploration of Modern architecture in the 1960s, with William Krisel's Robert Alexander House (1960, 1350 Ladera Circle); William Cody's collection of pavilions at the Abernathy House (1962, 611 N. Phillips Road; HSPB-86); Frey's minimalist second home (Frey House II, 1963, 686 W. Palisades Drive; HSPB-33, listed in the National Register); Donald Wexler's steel-frame Dinah Shore House (1963, 432 W. Hermosa Place); John Lautner's concrete Elrod House (1968, 2175 Southridge Drive, listed in the National Register); Craig Ellwood's Palevsky House (1968, 1021 W. Cielo Drive); and designer James McNaughton's abstraction of historicist influences seen, for example, at the Kramer House (1963, 800 E. Granvia Valmonte). Other notable Los Angeles architects who built houses in Palm Springs in the post-World War II era include Harold Levitt, Fred Monhoff, and Edward Fickett. Each architect had a distinct interpretation of Modern design to expand the wide range of Modern expressions in Palm Springs. Architects in Palm Springs produced major works in the 1960s that stand out in a period when Southern California residential design in general became internationally recognized.



Sutter House (1960, E. Stewart Williams).  
 Photograph by Julius Shulman. Source: The J.  
 Paul Getty Research Institute, Los Angeles.  
 Digital Photo Collection.

While continuing to design large commercial and institutional buildings, E. Stewart Williams designed several custom houses, including the Sutter House (1960, 1207 Calle de Maria) using striated concrete block. William Krisel's Robert Alexander House (1960, 1350 Ladera Circle) used a symmetrical plan of three hexagons which were adapted according to the sloping site, and the interior uses for living room, master bedroom, and kitchen. William Cody's residential designs from this period demonstrate his awareness of international trends in Modern architecture, his modernist education at the USC School of Architecture, and his own creativity in interpreting and adapting those concepts to the desert. The range and variety of Cody's custom residential designs is seen in the large Abernathy house (1962, 611 N. Phillips Road; HSPB-86), which uses a more formal plan and pyramid-shaped roofs.



L: Robert Alexander House, "House of Tomorrow," (1960, Palmer & Krisel). Photograph by Robert Doisneau for *LIFE*. R: Interior view of living room by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Frey House II (1963, expanded 1967, 686 W. Palisades Drive; HSPB-33 and listed in the National Register), Albert Frey's second house for himself, was an equally striking design on the mountainside overlooking the central business district. Frey House II was an essay in minimalist steel and glass perched lightly on a mountainside boulder field, bringing together nature and modern technology. As did Lautner at the later Elrod House, Frey left a large, natural rock outcropping in place and used it to divide the main living space from the adjacent bedroom.<sup>445</sup> A similar treatment is also found in Hugh Kaptur's nearby Burgess House from 1958.



Frey House II (1963, Albert Frey; HSPB-33, listed in the National Register). Photograph by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

<sup>445</sup> Frey added a 300 square foot guest bedroom to Frey House II in 1967. Source: "Special Collection: Albert Frey House II and Archives," Palm Springs Art Museum, <https://www.psmuseum.org/palm-springs-art-collection/special-collections/special-collection-albert-frey-house-ii-and-archives>, accessed June 2016.





L: Shore House (1963, Donald Wexler). Photographed by Julius Shulman, 2007. Source: Palm Springs Art Museum. R: Palevsky House (1968, Craig Ellwood). Source: <http://www.ncmodernist.org/ellwood.htm>.

Donald Wexler's Dinah Shore house (1963, 432 W. Hermosa Place) is representative of several of his custom homes, combining large glass-walled pavilion structures for living and dining areas, and more intimate, enclosed wings for bedrooms. Craig Ellwood designed the Max Palevsky house (1968, 1021 W. Cielo Drive) in the spare rectilinear style for which he was known in the Case Study program houses of Los Angeles.



Kramer House (1963, James McNaughton).  
Source: *Architectural Digest*, Summer 1965.

In a distinctive Modern variation, building designer James McNaughton's Kramer House (1963, 800 E. Granvia Valmonte) reflects modernized historic elements. Since the 1930s and the development of the Hollywood Regency style, Southern California architects integrated historical elements with modern aesthetics through simplification; designers and architects including Paul R. Williams, Tony Duquette, Caspar Ehmkke, and John Elgin Woolf continued this exploration in Los Angeles, while McNaughton and others brought it to Palm Springs. Both custom homes and mass produced developments reflect this style in the symmetry of façade and plan, and in the use of columns, mansard roofs, and traditional decorative elements such as carriage lamps. One custom example is the house that

Arthur Elrod remodeled at 350 W. Via Lola. Related design concepts appeared nationally in public and institutional buildings in the same period in the New Formalist designs of Edward Durrell Stone, Minoru Yamasaki, and others.

The Elrod House (1968, 2175 Southridge Drive; listed in the National Register) by Los Angeles architect John Lautner exemplifies the Organic and Expressionist influences in Modern architecture. The chief concept of Organic architecture is the merging of building and nature, so that the design responds to the environment rather than imposing itself upon it. Expressionism repudiated modern rationalism and

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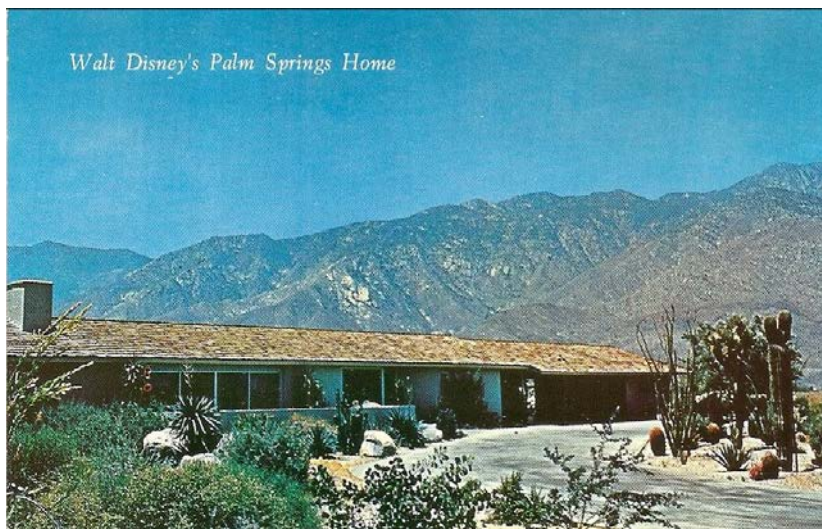
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emphasized abstraction of form to symbolically express subjective interpretation of inner experience. Both employed natural shapes, complex geometries, and new building materials and technologies. Designed for Palm Springs interior designer Arthur Elrod, the house sits on a prominent ridgeline above the city. Lautner used concrete to blend the home into its rocky hillside site. The site was excavated to reveal rock outcroppings which helped to shape and define the main living area, a 60-foot diameter, split-level open space surmounted by a shallow, conical concrete dome with skylights. The dome is supported on a continuous concrete tension ring and concealed steel columns, giving the impression that it is suspended over the space. The original zigzagged, frameless glass walls facing the view were later replaced by Lautner with a curving wall of glass that encompasses part of the swimming pool and, at the press of a button, retracts to the side, leaving the living room open to the vista beyond.

The Ranch house that emerged in the 1930s also became increasingly popular in Palm Springs in the post-World War II era, combining modernist ideas of space and function with traditional elements of working ranches of the American West and Spanish ranchos of the colonial era. The architectural style – characterized by its low horizontal massing, sprawling interior plan, and emphasis on indoor-outdoor living – embodied the mid-20<sup>th</sup> century ideal of “California living” and was well-suited to the desert climate and casual lifestyle of Palm Springs. The Ranch style enjoyed enormous popularity from the 1940s to the 1970s, especially in Western-themed developments such as Smoke Tree Ranch. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the “Old West.” The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials. In Palm Springs, Ranch houses used wood clapboard and board-and-batten siding, as well as concrete slump block walls which served to insulate the interiors in the hot desert climate.



Postcard of Walt Disney's 1957 Ranch-style home at Smoke Tree Ranch.

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### **Sub-theme: Single-Family Residential Development (1945-1969)**

The postwar boom, a prosperity beyond imagination, combined with surging population growth and the democratization of privilege, would change Palm Springs forever.<sup>446</sup>

In the immediate post-World War II era, California in general experienced a period of unprecedented growth. Many individuals who came west to participate in the war effort, including former military personnel, decided to settle permanently. Between 1940 and 1950, California's population increased by 53 percent, which was partially accounted for by the 850,000 veterans who took up residence after the war.<sup>447</sup> As a result, the construction of residential properties became a major focus of development in the post-World War II era. The immediate and widespread need for housing inspired a variety of responses. For communities that were largely built out, land previously considered "unbuildable" became more attractive. For newer communities, large new tracts were developed.

Development in Palm Springs during this period reflected these wider trends. The permanent population of Palm Springs rose 292 percent between 1940 and 1960, from 3,434 to 13,468 people. Charting the local population shows this steep growth lasted in Palm Springs for decades after the war.<sup>448</sup> Even as full-time residency increased in Palm Springs, the seasonal visitor population outpaced these increases. Whereas seasonal visitation in 1940 was estimated to be 100,000 people, by 1953 it was 250,000, and 500,000 by 1960.<sup>449</sup>

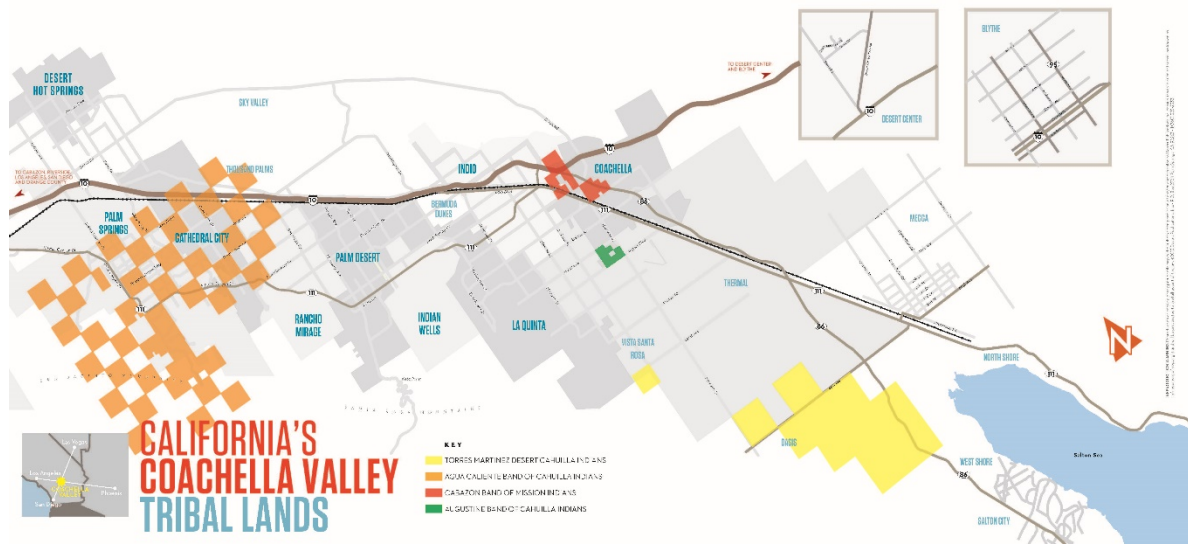
In Palm Springs, postwar single-family residential development followed several patterns. First, expansion/tract development occurred eastward, and then southward into the flat exposed parcels of the desert floor with the creation of homes for middle-class and upper-middle class residents. Second, empty parcels within existing developments were subject to in-fill development. Third, previously "unbuildable" parcels in the foothills were now economically viable for the development of luxury homes. Fourth, after 1959, new laws permitted the lease and development of the checkerboard of open parcels owned by the Agua Caliente Band of Cahuilla Indians. This offered developers a wide variety of opportunities previously denied within the city.

<sup>446</sup> Peter Wild, *Tipping the Dream: A Brief History of Palm Springs*. (Johannesburg, CA: The Shady Myrick Research Project, 2007), 62.

<sup>447</sup> Kevin Starr, *Embattled Dreams: California in War and Peace, 1940-1950* (New York: Oxford University Press, 2002), 193-194.

<sup>448</sup> Wild, *Tipping the Dream: A Brief History of Palm Springs*, un-numbered page.

<sup>449</sup> Official Census Population, *Palm Springs Life Annual Pictorial*, 1960.



A map showing the “checkerboard” pattern of land owned by the Agua Caliente Band of Cahuilla Indians in Palm Springs.  
Source: *Palm Springs Life*, “Coachella Valley Maps – Vision 2013/14.”

Immediately after the war, between 1945 and 1949, some 20 new tracts were recorded in and around Palm Springs. The developers involved in these ventures tended to be early citizens of the city who saw potential in Palm Springs. An example of this was the Chino Mesa Estates tract (1945) developed by Ernest Off (1901-1993). Off had been instrumental in pre-war housing development in the city. After leaving Palm Springs in 1937 and moving to Brentwood and Beverly Hills, he returned to purchase and develop the 22 ½ acres north of Las Palmas for the development of high-end homes.<sup>450</sup> The home sites were marketed as “Exclusive, Restricted, Sheltered” and noted for their proximity to Las Palmas Estates.<sup>451</sup>

Prior to World War II, Palm Springs had been a tourist and vacation home destination for the wealthy. Postwar prosperity brought a new group of tourists and second home-owners to the city: the upper-middle and middle classes. This gradual democratization of Palm Springs would irrevocably change the city during the 1950s and 1960s, first with expansive single-family residential development and ultimately through the creation of innovative forms of multi-family residential development and ownership options.<sup>452</sup> The creation of new tracts and subdivisions also resulted in a less concentrated, more scattered development pattern.

<sup>450</sup> “Former Villager Returns and Plans New Development,” *Desert Sun*, February 22, 1946, 3.

<sup>451</sup> “Chino Mesa Estates Ad,” *Desert Sun*, March 1, 1946, 11.

<sup>452</sup> Post-World War II multi-family residential development is discussed in a separate theme.

A more practical, yet important factor in residential development in Palm Springs and the entire southwest was the accessibility of air conditioning. Although individual residential air-conditioning units were available as early as 1939, widespread acquisition and use was delayed by the war. In 1947, British scholar S.F. Markham wrote, “the greatest contribution to civilization in this century may well be air-conditioning – and America leads the way.”<sup>453</sup> In the 1950s, residential air conditioning became another way to keep up with the Joneses. More than one million units were sold in 1953 alone.<sup>454</sup> For communities like Palm Springs, air conditioning meant the “season” could be extended and year-round living was practically viable for the first time.

By the 1950s, demand for quick-to-market, inexpensive houses for returning GIs and their families inspired many architects in Southern California and throughout the country to develop ideas about prefabrication and design. In 1949, industrial designer Henry Dreyfuss and architect Edward Larrabee Barnes created the Vultee, a prefabricated home produced in the Consolidated Aircraft Factory in South Pasadena.<sup>455</sup> In April of 1950 Reginald Fleet, a former Consolidated Aircraft executive, erected one of the prefabricated aluminum Vultee houses at the corner of Mesquite Avenue and Calle Marcus in the Sun View Estates tract in a single weekend.<sup>456</sup> The Vultee interior, roof, and garage walls were constructed of “lumicomb,” a lightweight material made of a cardboard-like honeycomb core bonded between sheets of high-strength aluminum, used at the time for airplane bulkheads.<sup>457</sup>

The simple, 1,000-square-foot house enraged neighbors as not conforming to the architectural styles of the homes in the surrounding neighborhood and a threat to property values.<sup>458</sup> The issue became front-page news in the *Desert Sun* as homeowners filed an injunction suit against Fleet; later Fleet consented not to build any more in the area.<sup>459</sup> Although the homes had been out of production for two years, many were still in stock by 1951. The site of the house is believed to be either 1000 or 1015 S. Calle Marcus.<sup>460</sup> Both properties have been significantly altered.

Another player in the prefabrication field was Cliff May, who collaborated with his friend and associate Christian E. Choate on a low-cost panel system for Ranch style houses. The prototype was called Factory Model and the erection of the first one in Pacific Palisades spawned both large orders from developers

<sup>453</sup> Amanda Green, “A Brief History of Air Conditioning,” *Popular Mechanics* <http://www.popularmechanics.com/home/improvement/electrical-plumbing/a-brief-history-of-air-conditioning-10720229> (accessed January 15, 2015).

<sup>454</sup> Green, “A Brief History of Air Conditioning.”

<sup>455</sup> “South Pasadena Prefab House Still Living,” *Curbed LA*, October 30, 2006.

<sup>456</sup> “Planners Hear Protest Against New Type House,” *Desert Sun*, April 27, 1951.

<sup>457</sup> “South Pasadena Prefab House Still Living,” *Curbed LA*, October 30, 2006.

<sup>458</sup> “Control Over Pre-fab Houses Sought By City,” *Desert Sun*, May 11, 1951.

<sup>459</sup> “Pre-Fab,” *Desert Sun*, November 8, 1951.

<sup>460</sup> County records show both houses were constructed in 1951 but identify wood frame and make no mention of aluminum.

and media attention from the professional trade publications and national magazines like *Sunset*, *House Beautiful*, and *Better Homes and Gardens*.

By 1952, May and Choate's Ranch House Supply Corporation standardized the "Cliff May Ranch House" and by 1953, the architects had a growing network of distributors around the country. By the fall of 1953 Palm Springs was added to the list of franchisees when Palm Valley Associates became the exclusive distributors of "Cliff May *Desert Homes*." Palm Valley Associates, a partnership between L.E. Manseau, Norman A. Ostberg, and Tony Burke, promoted the prefabricated homes for building on "Your lot or subdivision" using the standard advertisements provided by the Cliff May Company.<sup>461</sup>

**CLIFF MAY**  
*Desert homes*

As featured by illustrated cover articles in such magazines as  
"HOUSE & HOME" "LIVING" "SUNSET"  
"WESTERN BUILDING" LOS ANGELES TIMES "HOME" etc.  
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Can Now Be Built on Your Lot  
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EXCLUSIVE FRANCHISE DEALERS

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Every inch is new, smart . . . as fashionable  
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made the Cliff May home - the Magazine  
Cover Home.

This special section is devoted to this new  
home . . . this exciting new way of life.

**Indoor - Outdoor Living at It's Best!**

L: Advertisement for "Cliff May Desert Homes" from the *Palm Springs Villager*, September 1953. Source: Palm Springs Historical Society. R: Cliff May Homes advertisement from the *Orange County Register*, Sunday April 25, 1954. Source: *Carefree California: Cliff May and the Romance of the Ranch House*, 185.

<sup>461</sup> "Cliff May Desert Homes," *Palm Springs Villager*, September 1953, 24.

Palm Valley Associates erected a model home at the Thunderbird Country Club, but the designs were available to anyone throughout the Valley. The location of any prefabricated Cliff May Ranch House in Palm Springs is currently unknown; however, company records located at the UC Santa Barbara archives indicate over a dozen orders were received and shipped. There were two- and three-bedroom plans that evolved over time. It should be noted that some of the distributors around the country modified or added touches to the homes, such as brick detailing in the South, to increase sales.<sup>462</sup> Ultimately, a lack of uniform building codes across the country undermined the fundamental premise of the business. May and Choate dissolved their partnership in 1955, but continued to receive royalties on houses built until 1961. It is estimated that nationwide, approximately 18,000 Cliff May Ranch Homes were built.<sup>463</sup>

One of the key features of Palm Springs' postwar homes was the presence of the individual, private swimming pool. In keeping with the resort lifestyle, many home builders and home owners added the backyard attractions to their parcels. Palm Springs resident and sportsman Bob Howard (famed owner of Howard Manor) began marketing Palm Springs as "The Swimming Pool City" and great fanfare was generated for the issuance of the 1,000<sup>th</sup> swimming pool permit in 1956 for Mrs. Henry Clark at 410 Via Entrada.<sup>464</sup> The city's fascination with the swimming pool was further evidenced by an appeal to the U.S. Postal Service in 1975 to commemorate the 2000<sup>th</sup> swimming pool built in Palm Springs with the issuance of a postage stamp.<sup>465</sup>

During the 1950s, residential development in Palm Springs continued to expand eastward and southward. Like other locations in Southern California, it was a period in which large developers dominated the scene; among them were William Grant, Noel B. Clarke, A. R. Simon, George and Robert Alexander, Roy Fey, and Jack Meiselman. However, a series of small developers still flourished. Examples included Roy W. Burton's Burton Tract (1957); auto salesman-turned-real estate developer Sam Janis who subdivided Janis' Hilltop Estates (1958); and David M. Benjamin (1894-1987), who developed the El Mirador Park tract (1946) and Mountain View Estates (1956).

Another trend in development was the investor consortium, such as the one established for El Camino Estates (1956) a large 110-parcel tract development in north Palm Springs that included no fewer than sixteen owners. A smaller consortium of ten owners subdivided Palm Vista Estates (1953). Promoted as "wind free half acre sites" Palm Vista Estates played off the reputation of its neighbors Little Tuscany and Las Palmas Estates.<sup>466</sup> In 1956 Howard Lapham designed a speculative residence in Palm Vista

<sup>462</sup> Jocelyn Gibbs and Nicholas Olsberg, *Carefree California: Cliff May and the Romance of the Ranch House* (Santa Barbara, CA: University of California, Santa Barbara and Rizzoli International Publications, 2012), 186-7.

<sup>463</sup> Confirm source.

<sup>464</sup> "Swimming," *Palm Springs Villager*, February 1956, 49.

<sup>465</sup> "Elusive Stamp of Success," *The Daily Mail*, December 8, 1975, 4.

<sup>466</sup> "Harold Hicks Ad," *Palm Springs Villager*, April 1954, 11.



Estates at 787 Stevens Road.<sup>467</sup> At the time, it was the only residence in the development after nearly two years of sales.


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## RESIDENTIAL SUBDIVISION



**WIND FREE HALF-ACRE SITES**

Introducing rugged, dramatic, Palm Vista Estates (adjoining Little Tuscany Estates and extending above world-famous Las Palmas Estates, the finest established residential districts in entire desert area.) The gentle elevation of beautiful Palm Vista gives every estate site a magnificent panoramic view of the entire city and valley beyond. A setting of natural beauty in the foothills of Mt. San Jacinto. Estate sites priced from \$5,000 to \$8,500 for introductory offering only. Maps and details on request.



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Advertisement for Palm Vista Estates (1953) promoted as "wind-free half acre sites" in proximity to tony subdivisions such as Las Palmas Estates and Little Tuscany. Source: *Palm Springs Villager*, April 1954, 11.

By the close of the 1950s great changes were afoot for Palm Springs residential development. New communities to the south and east including Palm Desert, Indian Wells, and Rancho Mirage were beginning to encroach on Palm Springs as the chic desert destination for home ownership. Another important factor was the 1959 Equalization Law signed by President Eisenhower that equalized allotted Indian lands, thereby setting the stage for development of Reservation lands within the City of Palm Springs. The Equalization Act was intended to provide for a reasonable degree of equalization of the value of allotments made to tribal members and was enacted in response to litigation in Federal court

<sup>467</sup> "Your Dream of Perfection," *Palm Springs Villager*, May 1956, 10.

in *Segundo et al. v. United States et al.*<sup>468</sup> The tribe and tribe members (allottees) could now realize profits from their lands and developed the 99-year lease. This allowed for longer agreements, encouraging development that had previously been hindered by short-term leases. For developers, this represented new opportunities for projects throughout the city. From large (Canyon Country Club) to small (Smoke Canyon Estates), residential projects on leased land were often attractive for their location and lower sales prices (made possible because the purchase of land was not involved). With increased demand, economic prosperity, air conditioning, and availability of new land for development, Palm Springs became home to a number of custom and tract home developments by prominent Southern California developers and wealthy speculators. From early on, many of these subdivisions emphasized architecture and/or the glamour associated with Palm Springs.

#### Residential Subdivisions from the Period

Following is a discussion of select residential subdivisions that were recorded between 1945 and 1969, reflecting the significant amount of residential development in Palm Springs during this period. The narrative discussion is meant to provide an overview of residential developments after World War II, including a discussion of each Alexander tract. The subdivisions are listed chronologically by the date they were initially recorded. The Overview of Tract Development in Appendix B includes a list of the residential subdivisions in Palm Springs that were studied as part of the survey effort, including a description of additional tracts not discussed in the narrative. The information included in the table is intended to provide additional data about residential development in Palm Springs and inform future researchers about this facet of Palm Springs history; a complete history of each tract is outside the scope of this project.

<sup>468</sup> Court case references found here: <https://www.congress.gov/105/plaws/publ308/PLAW-105publ308.pdf> and <https://law.justia.com/cases/federal/district-courts/FSupp/123/554/1509468/> (accessed November 2018).

**FIGURE 7: RESIDENTIAL SUBDIVISIONS RECORDED BETWEEN 1945 AND 1969**

<b>NAME</b>	<b>DATE</b>	<b>DEVELOPER</b>
Chino Mesa Estates	1945	Ernest Off
Warm Sands Park	1945	None listed
Desert Palms Estates	1946	Paul Belding & Russell Garner
Desert Tract	1946	Desert View Corporation
Sun View	1946	Sun View Estates Co.
El Mirador Park	1946	David M. Benjamin
Luring Sands Park	1946	Luring Development Company
Palm Springs Estates	1946	Spaulding Development Corporation
San Jacinto Estates	1946	Elliot Bank & Harold Licker
Vista Del Cielo	1946	Sunny Dunes Development
Tahquitz River Estates	1947	Paul Trousdale
Val Vista	1947	
Venable Tract	1947	Reginald & Fay Bainter Venable
Lilliana Gardens	1948	Sam Martin & Lillian Zalud
Deep Well Ranch Estates	1951	William Grant
Desert Highland Estates	1951	Mary Jacobs and Lillian Broudy
Palm Vista Estates	1953	Harold Hicks & Associates
Ranch Club Estates	1955	Noel B. Clarke
Sunmor Estates	1955	A.R. Simon & Merrill Brown
Twin Palms Estates	1955	Alexander Construction Company
Crossley Tract	1956	Lawrence Crossley
El Camino Estates	1956	
Karlisa Cove	1956	Jack Meiselman
Mountain View Estates	1956	David M. Benjamin
Palm Lane	1956	Jack Meiselman
Ramon Rise Estates	1956	Alexander Construction Company; Jack Meiselman
Vista Las Palmas	1956	Alexander Construction Company
Burton Tract	1957	Roy W. Burton
Enchanted Homes	1957	Alexander Construction Company
Janis' Hilltop Estates	1957	Sam Janis
Chino Palms Estates	1958	Jack Meiselman
Palm Springs Golf Club	1958	Westview Development Corporation
Racquet Club Road Estates	1958	Alexander Construction Company
Alejo Palms Estates	1959	Jack Meiselman
Caballeros Estates	1959	Roy Fey

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NAME	DATE	DEVELOPER
El Rancho Vista Estates	1960	Roy Fey
Golden Vista Estates	1960	Alexander Construction Company
Canyon Country Club	1961	Golf Club Sales Company
Golf Club Estates	1961	Alexander Construction Company
New Riviera Gardens	1961	Alexander Construction Company
Calcor Prefabricated Homes/Steel Development Houses	1961	Alexander Construction Company
Las Palmas Summit	1962	Alexander Construction Company
Desert Lanai	c. 1963	Alexander Construction Company
Farrell Canyon Estates	1963	Alexander Construction Company
Araby Estates	1964	Alexander Construction Company
Green Fairway Estates	1964	Alexander Construction Company
Seven Lakes Country Club	1964	Johnny Dawson
Smoke Canyon Estates	1964	R.M. Myer & Victor Koozin
Sunrise Estates	1964	Alexander Construction Company
Southridge Estates	1965	E. Allan Petty, Richard E. Rahn, William Anable
Orchid Tree Lane	1966	Howard P. Lapham
Canyon Estates	1969	Roy Fey
Kings Point	1969	Alexander Construction Company

### Tahquitz River Estates (1947)

In response to the need for postwar housing, well-known developer Paul Trousdale teamed up with Pearl McCallum McManus on a Palm Springs development. In a 1948 interview, McManus remembered, “When I built the Oasis Hotel I had dreams of a project like Trousdale’s...Frank Lloyd Wright [Jr.] had drawn plans...very modern.”<sup>469</sup> As previously discussed, these plans never came to fruition; however, McManus clearly saw in Trousdale a man of similar vision. By this time, Trousdale had already built over 1,700 tract homes in Southern California.



Pearl McCallum McManus and Austin McManus sitting on the earthmover at the beginning of the channel project at Tahquitz River Estates. Source: Palm Springs Historical Society.

The area that became Tahquitz River Estates was bordered by Sunny Dunes Road on the north, Calle Palo Fierro on the west, Mesquite Avenue on the south, and Sunrise Way on the east. At the time, it was the largest and most ambitious standardized tract housing development that had been attempted in Palm Springs; it was also the first large postwar development of tract homes by a major developer.

In 1947, Trousdale subdivided the land into 213 one-hundred-foot wide parcels averaging 10,000 square feet each.<sup>470</sup> In 1948, he added another forty-nine parcels to the far western end of the subdivision in a second unit. “Outdoor living” was promoted by the inclusion of patios with mountain and garden vistas. Another featured amenity was the location adjacent to schools and shopping centers.<sup>471</sup> The fact that the homes were architect-designed also featured prominently in the marketing materials.

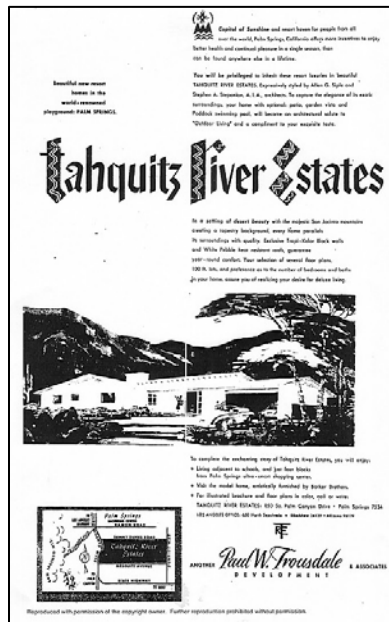
<sup>469</sup> Interview of Pearl McManus To Melba Bennett, April 26, 1948, Clippings Files, Palm Springs Historical Society.

<sup>470</sup> Trousdale received a blanket variance on setbacks to allow his plans, per Marvin Roos correspondence May 11, 2016.

<sup>471</sup> Display Ad 66, *Los Angeles Times*, January 18, 1948, F14.



The first part of the project was to construct the Tahquitz Creek Channel storm drain, which divided the development from east to west. On September 22, 1947 the first earthmovers appeared and the \$100,000 flood channel project began. Pearl and Austin McManus were photographed on the earthmover and the picture appeared on the front page of the next day's *Desert Sun*.<sup>472</sup> At some point, the McManuses sold their interests in the project to Trousdale.<sup>473</sup>



Ad features model home rendering by architects Allen G. Siple and Stephen A. Stepanian who are mentioned by name in the ad copy. Source: Display Ad 66, *Los Angeles Times*, January 18, 1948, F14.

Trousdale engaged architects Allen G. Siple and Stephen A. Stepanian to design eight models with two- and three-bedroom floor plans. Edward Huntsman-Trout, a frequent collaborator with Trousdale, was brought on as landscape architect.<sup>474</sup> Each house was completely landscaped, and owners had the choice of including a pool designed by Huntsman-Trout. According to the *Desert Sun* and the sales brochure, “the models were designed so that each home would be situated on the lot in such a way that it allowed for complete privacy while enjoying the pool.”<sup>475</sup>

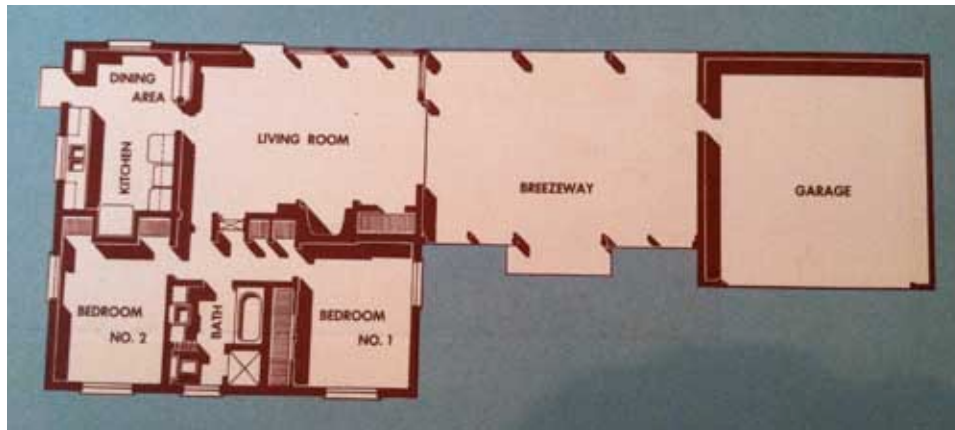
<sup>472</sup> Renee Brown, “Palm Springs History: Homes Bloomed Along Tahquitz Wash,” *Desert Sun*, September 11, 2014.

<sup>473</sup> The reason for the McManus selling their interest in the development is unknown.

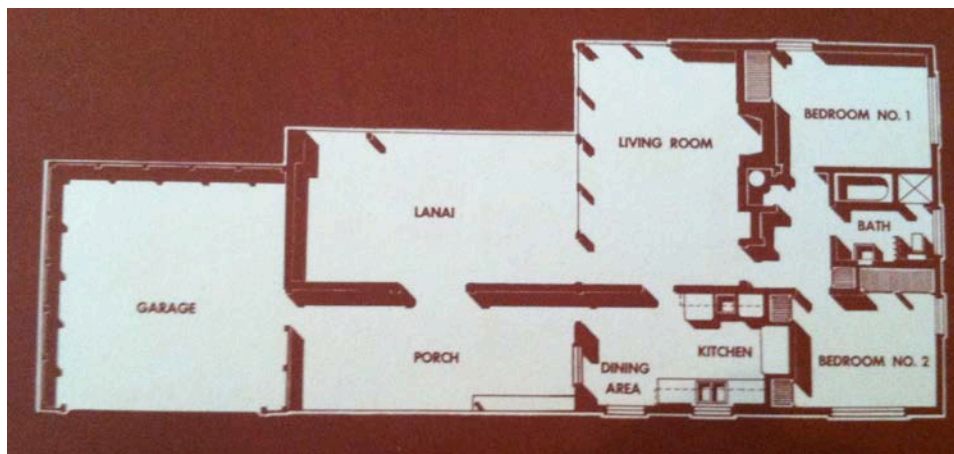
<sup>474</sup> “Finding Aid to the Edward Huntsman-Trout papers,” *UCLA Special Collections*, <http://www.oac.cdlib.org/view?docId=tf1x0nb0cp&developer=local&style=oac4&s=1&query=%22palm+Springs%22&x=16&y=12&serlet=view>

<sup>475</sup> Renee Brown, “Palm Springs History: Homes Bloomed Along Tahquitz Wash,” *Desert Sun*, September 11, 2014.

Eight different floor plans were created for the two-bedroom/one-bathroom models and two floor plans for the three-bedroom/two-bathroom homes. Each plan makes the most of its outdoor space by featuring large lanais and/or porches with large expanses of glass to the backyards and the desert vistas beyond. Breezeways were also common features on these plans, "...a fashionable, convenient addition nearly doubles the size appearance of your home." Each model also featured a large fireplace.



Plan 2, a two-bedroom/one bathroom plan features the generous breezeway and walls of glass along the rear elevation. Source: Tahquitz River Estates Sales Brochure, Private Collection.



Plan 5, another two-bedroom/one bathroom plan features the generous lanai with walls of glass at the rear and a porch on the front. Source: Tahquitz River Estates Sales Brochure, Private Collection.

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As described in the sales brochure, eighteen different exterior designs created “a unique and personalized pattern of deliquescent charm.”<sup>476</sup> Variety in tract home styles within a subdivision was a reaction to the Levittown model of postwar America that was decried for its relentless cookie-cutter streetscapes. Renderings from the sales brochure for Tahquitz River Estates show the design of the houses to be Modern Ranch style with restrained façades of plaster, Tropic-Kolor cement block, and vertical wood siding. The houses featured steel reinforced concrete slabs and heat reflecting roofs. As described by Allen G. Siple’s sponsor for AIA Fellowship, noted architect A. Quincy Jones, “the houses of masonry and heavy timber in the planned community of Tahquitz River Estates provide[d] comfortable living in the desert with an unusually high degree of protection against the hot, windy days and cold, windy nights.”<sup>477</sup> The sales brochure went a step further claiming that the houses were designed to be “earthquake proof.”<sup>478</sup> While the supporting evidence for this claim remains a mystery, Siple’s ongoing interest in building science and seismic protection are consistent with this idea. Lots in Tahquitz River Estates were landscaped with native desert plants including athel, cottonwoods, and palms.<sup>479</sup>

By March of 1948, half of the first unit of 72 homes had been sold.<sup>480</sup> By August, the first unit was completely sold out. In 1949, two new model homes were added. The subdivision received national acclaim when the March 1950 issue of *House Beautiful* featured a Tahquitz River Estates model home.



Model Plan 1 from 1949 features a Modern Ranch style home by architects Alan G. Siple and Stephen Stepanian. Source: Tahquitz River Estates Sales Brochure. Private Collection.

<sup>476</sup> “Tahquitz River Estates Sales Brochure,” Private Collection.

<sup>477</sup> “Allen G. Siple, Fellowship Nomination Form,” August 29, 1962.

<sup>478</sup> Tahquitz River Estates” Sales Brochure, Private Collection.

<sup>479</sup> Tahquitz River Estates” Sales Brochure, Private Collection.

<sup>480</sup> “Real Estate: Program Costing Nears Completion,” *Los Angeles Times*, March 7, 1948, 23.





Plan 2, a two-bedroom/one bathroom plan features more traditional Ranch-style materials with vertical wood siding. Source: Tahquitz River Estates Sales Brochure, Private Collection.



The long low Ranch-style design incorporates vertical wood siding and privacy walls for pool and side yard area. Source: Tahquitz River Estates Sales Brochure, Private Collection.



Plan 4, a two-bedroom, one bathroom in a pared-down Modern Ranch-style evoking the Palm Springs equestrian lifestyle. Source: Tahquitz River Estates Sales Brochure, Private Collection.



Plan 6, a Ranch-style exterior and a three-bedroom/three-bathroom plan. Source: Tahquitz River Estates Sales Brochure, Private Collection.



Mr. and Mrs. Paul Trousdale at the Palm Springs Tennis Club c. 1956. Source: *Look*, September 18, 1956, 27.

Paul Whitney Trousdale (1915-1990) was a second-generation developer. Trousdale was responsible for the development and creation of more than 25,000 homes throughout Southern California.<sup>481</sup> Born near Gallatin, Tennessee, he attended Los Angeles High School and completed one year at USC. A born salesman, he dabbled in advertising, selling gum and other products, then switched to real estate. During World War II, he built large houses for movie stars and executives, as well as 3,000 more modest houses, including seven large housing projects.

A 1949 *Los Angeles Times* ad for Trousdale and Associates featured the Palm Springs development of Tahquitz Canyon Estates with a valuation at \$1,500,000, which was the second smallest of the organization's holdings. Trousdale would later embark on two of his best-known developments: Baldwin Hills Estates in Los Angeles and Trousdale Estates in Beverly Hills. By the end of 1949, Trousdale's involvement with the subdivision appears to have waned. In November of 1949, Henry S. Reid, Russell Wade, and Walter

Morrison formed a company to construct FHA qualifying residences for returning GIs on the north side of the channel in Tahquitz River Estates.<sup>482</sup> Morrison, a seasoned San Fernando Valley contractor, partnered with local doctor Reid on the project. Another developer, Carl Bohne, completely took over the project from Trousdale by April of 1950.<sup>483</sup>

### Deep Well Ranch Estates (1951)



Deep Well Guest Ranch. Source: *Palm Springs Life*, May 2013.

Deep Well Ranch Estates (also known as Deep Well Estates, Deep Well Colony Estates, or Deepwell Ranch Estates) is bordered by Mesquite Avenue to the north, the east side of Sagebrush Road to the east, Primavera Drive to the west, and the south side of Deep Well Road to the south with an extension at Palm Tree Drive on the southern end of the development. Deep Well Ranch Estates had its origins in the Deep Well Ranch and guest ranch in the 1920s. The early development of Deep Well as a dude and guest ranch is discussed in the theme "Commercial Development between the Wars (1919-1941)" in the "Palm Springs between the Wars" context.

<sup>481</sup> "Paul Trousdale, Developer and Innovator, Dies," *Los Angeles Times*, April 12, 1990.

<sup>482</sup> "New Company Organizes for Building Campaign Here," *Desert Sun*, November 11, 1949.

<sup>483</sup> "Bohne Request Again Denied," *Desert Sun*, April 14, 1950.





Aerial view of Deep Well Estates circa 1955. Looking westward from Calle De Maria. The major east-west street is Mesquite Avenue; the development to the right of Mesquite Avenue is Tahquitz River Estates by Paul Trousdale. Source: *Palm Springs Life*.

By 1951, residential subdivisions were beginning to encroach on the land around the Deep Well Guest Ranch and it became clear that there was money to be made in real estate development. William Grant, a local builder for the Rancho Royale, Sun View Estates (immediately adjacent to Deep Well Ranch estates just east of Sagebrush Road), and Thunderbird Ranch and Country Club developments, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates.

The 231-parcel development was subdivided in ten units between 1951 and 1955. The earliest unit was developed by Grant; however, the subsequent units were developed in conjunction with Harry A. Dart and his wife Gladys M. Dart of Dart Properties. Properties south of Mesquite Avenue were subdivided in 1952, and the majority of the area was subdivided by 1953. In June of 1963, the remaining 22-acre Deep Well Guest Ranch was sold to a Los Angeles syndicate with the intent to make

it “an exclusive sportsman’s club.”<sup>484</sup> In 1969, the former guest ranch property was transformed into condominiums by another developer.

According to an article in the *Villager*, “One enters from the Palm Springs-Indio Highway over a beautiful new divided roadway, landscaped and decorated at the attractive entrance.”<sup>485</sup> Grant formed an architectural review committee for Deep Well Ranch Estates that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles.

Deep Well Ranch Estates attracted its share of prominent residents and significant architecture. Architect Hugh Kaptur remembers designing several homes in the Deep Well Ranch Estates prior to becoming a licensed architect.<sup>486</sup> Deep Well homes by E. Stewart Williams include the 1958 Theodore Sutter House at 1207 S. Calle De Maria (with interiors by Arthur Elrod); and the Leo Koerner Residence (1955) at 1275 S. Calle Maria.<sup>487</sup> Wexler & Harrison built a residence at 1344 S. Calle De Maria, and the William Bogess House at 1366 S. Calle de Maria (with interiors by Arthur Elrod). Designer and builder A. Belden Crist built his home at 1366 S. Paseo de Marcia (1958), and Michael Black designed a residence at 1430 S. Calle De Maria (1967). Stan Sackley designed several residences in Deep Well, including 1131 S. Driftwood Drive (1955); 1475 S. Paseo De Marcia (1955); and the James M. Hollowell Residence at 1325 Sagebrush Road (1965), which was featured in *Playboy* magazine as a “Playboy Pad.”

Deep Well Ranch Estates tended to attract postwar professionals and newly retired industrialists. Examples include the residences of retired Innes Shoe Corporation executive Nat Burkett, who lived at 1346 S. Paseo de Marcia in 1958; Edward Kadlac, a retired executive from Du Pont Corporation, at 1411 S. Paseo De Marcia; and Abe L. Levin, a retired food executive, who lived at 1076 Deepwell Road in the 1960s. A significant number of local developers, realtors, and contractors lived in the neighborhood as well, including Leo Baker, Paul Keil, Herman C. Newman, and W.G. Hercules. Mr. and Mrs. Roy Fey lived at 1120 S. Calle de Maria. A large number of local hoteliers also resided at Deep Well. Deep Well residences were the focal point of an active social scene in the postwar period – the frequent sites of parties and charity events hosted by the socially prominent wives of Deep Well residents.

During the mid-1960s, film comedian Jerry Lewis lived at 1349 Sagebrush Road. In 1967 Oscar-winning actor William Holden established his permanent residence at 1323 S. Driftwood Drive. Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue

<sup>484</sup> “Palm Springs Ranch Sold,” *Los Angeles Times*, June 16, 1963, N7.

<sup>485</sup> Bennett, “Story of Deepwell (sic).”

<sup>486</sup> ModernismWeek.com, <http://www.modernismweek.com/hugh-kaptur-from-mid-century-to-our-century-part-one/> (accessed January 2015).

<sup>487</sup> “Farewell Party Honors Koerners,” *Desert Sun*, April 7, 1955.

is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances. Noted television actor/producer Jack Webb lived at 1255 S. Manzanita Avenue next door to his first wife, actress Julie London at 1297 S. Manzanita Avenue.<sup>488</sup>

#### Ranch Club Estates/Desert Park Estates (1955)

In 1955, developer Noel B. Clarke (1896-1964) embarked on the most ambitious postwar tract development undertaken in Palm Springs: Ranch Club Estates (also known as Desert Park Estates). The 500-acre development was in the flats of northeast Palm Springs bordered by Joyce Drive on the north, Vista Chino on the south, the golf course and Whitewater Club Drive on the east, and Sunrise Way on the west. Developed in twelve phases between February of 1955 and November of 1958, the southwest portion of the development was bordered by Racquet Club Drive to the north and N. Farrell Drive to the east, and employed a street pattern evocative of the earlier Prescott T. Stevens developments like Las Palmas Estates and Merito Vista in which gently curving streets were favored over a rigorous grid pattern. The final five phases (seven through twelve) abandoned curving streets in favor of a more efficient grid pattern.

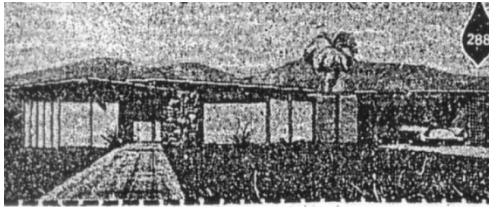
Noel Clarke was a hospitality man turned developer. Having owned clubs in southern Orange County during the 1920s, he invested in Walnut Estates, which was located near Encino and was one of the first San Fernando Valley suburban housing developments. Clarke and his wife Joyce then turned their talents to the desert playground and took over the Ranch Club in 1955. By 1961, they turned the basic nine-room hotel-club operation<sup>489</sup> into Ranch Club enterprises: the Ranch Club Hotel of more than 250 rooms, the Ranch Country Club (the 18-hole golf course designed by Joe Caldwell in the north east section of the city),<sup>490</sup> and Ranch Club Estates, the homes near the golf course built by Clarke's Ranch Construction Company.<sup>491</sup>

<sup>488</sup> Howard Johns, *Palm Springs Confidential* (Barricade Books, Fort Lee, NJ, 2004), 213-216. Other famous residents reportedly include Michael Todd and Elizabeth Taylor at 1315 Manzanita.

<sup>489</sup> Located at Paseo El Mirador and Sunrise Way.

<sup>490</sup> The Ranch Country Club Board of Directors also included Bob Kelley, broadcaster for the Los Angeles Rams; Raymond Parkhurst, a Hughes Aircraft executive; movie producer Bob Waterfield; local attorney Arthur Crowley; Gerald Sanborn, mayor of Palm Springs; and Joe Kirkwood, golf professional.

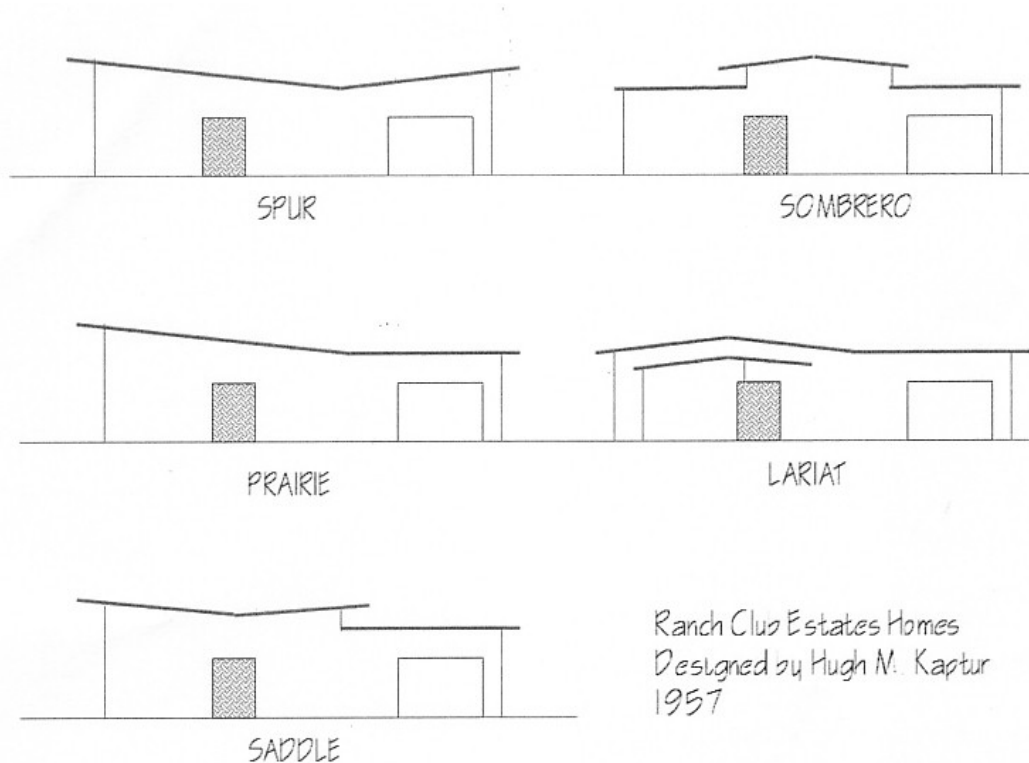
<sup>491</sup> Joan Winchell, "Real Whingdinger at Palm Springs," *Los Angeles Times*, February 3, 1961, A7.



This rendering for the "Lariat" model was featured in advertising for Ranch Club Estates in November of 1959. Source: Display Ad133, *Los Angeles Times*, November 15, 1959, G14.

In 1957, Ranch Construction Company foreman Tom Sills approached a young Hugh Kaptur to design the home plans. In the documentary *Quiet Elegance: The Architecture of Hugh Kaptur*, Kaptur remembers, "I filled the void for builders who didn't want to spend thousands of dollars for plans. They were using draftsmen or building designers. I started doing work for contractors...that's how I came to do houses out at Ranch Club Estates." Five designs were created: the "Spur," "Lariat," "Saddle," "Prairie," and "Sombrero." The Mid-century Modern designs abstracted features of adobe and indigenous

architecture to create solid expressionistic forms with a variety of rooflines. The homes were noted for masonry elements at the center of the façade designed to, in Kaptur's own words, "anchor the designs to the earth."<sup>492</sup>



Elevations of the five Hugh Kaptur designs from 1957 for Ranch Club Estates show the variety of rooflines. Each elevation is anchored by a strong masonry element in the center of the design. Source: <http://www.desertdreaming.com/ranch-club-estates.html>.

<sup>492</sup> John C. Brown, *Quiet Elegance: The Architecture of Hugh Kaptur*, CD-ROM (This N' That Films, 2014).

The development was envisioned to include between 800 and 1,000 homes. But sales were slow, and by 1961 only 250 homes had been built. Instead of building the homes in clusters and creating neighborhoods, the homes were built “scattershot” around the development in hopes that it would increase the value of the land between.<sup>493</sup> Unfortunately, this was not a successful strategy. In February of 1964, Clarke died of a heart attack after a year of illness.<sup>494</sup> In 1967, Clarke’s widow Joyce sold the Ranch Club proper and it was ultimately razed. The Ranch Construction Company went bankrupt and the undeveloped properties were sold to other developers who built more tract homes in the 1970s and 1980s.



L-shaped tract in foreground is Ranch Club Estates (a.k.a., the Desert Park Estates Tract). Note how homes were constructed scattershot around the 500 acres, as opposed to clustered in sequential units like most developments. Homes visible in the photo are likely Hugh Kaptur designs from 1957 or “knock-offs” of those designs. Source: Palm Springs Historical Society.

### Sunmor Estates (1955)

During WWII, the area now occupied by Sunmor Estates was part of the Palm Springs Army Airfield as a site for several “Tie Down” or hardstand stations for aircraft.<sup>495</sup> In 1955 the local Sands Realty and Development Corporation consisting of Abram Robert (A.R.) Simon and Merrill Brown subdivided the

<sup>493</sup> Brown, *Quiet Elegance: The Architecture of Hugh Kaptur*.

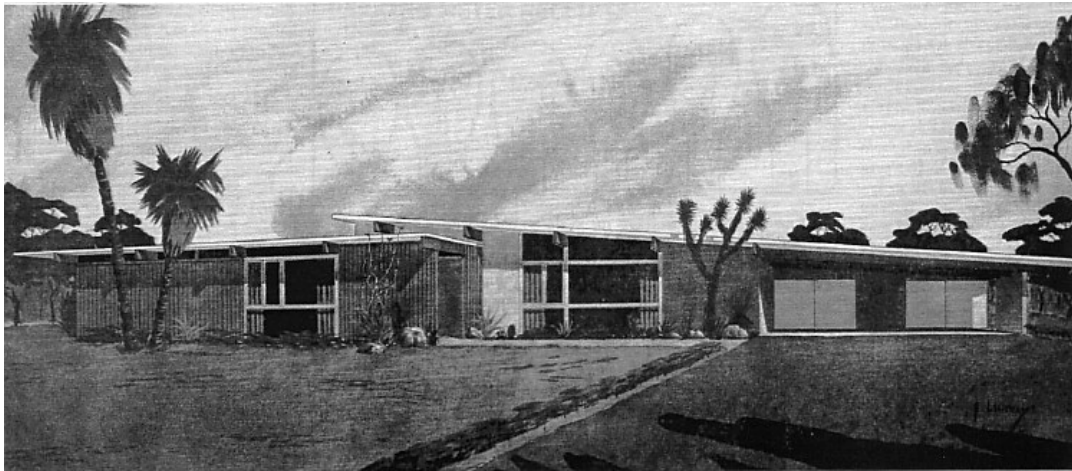
<sup>494</sup> “Clarke Services,” *Redlands Daily Facts*, February 17, 1964, 6.

<sup>495</sup> Historic Site Preservation Board #40 Plaque.





Local builder Robert “Bob” Higgins was engaged to build “a neighborhood of affordable modernist tract homes.”<sup>501</sup> Sunmor Estates included two-, three-, and four-bedroom plans.<sup>502</sup> According to the *Palm Springs Villager*, Wexler & Harrison designed the Mid-century Modern-style homes.<sup>503</sup> The post-and beam homes featured colored rock roofs, extra-wide overhangs, large expanses of glass and sliding glass doors, and large covered patios.<sup>504</sup>



Rendering for Sunmor Estates (1955, Wexler & Harrison) featuring a Mid-century Modern-style home of post-and-beam construction. Source: *Palm Springs Villager*, September 1955, 9.

Although Sunmor Estates was clearly envisioned as a series of tract homes, ads tout the houses as “individually designed and decorated.”<sup>505</sup> Ads also suggest that the developers were willing to sell unimproved property in the subdivision. In 1957, the Sunmor Estates property was sold to fellow developers George and Robert Alexander of the Alexander Construction Company; the property became part of the Alexander’s adjacent Enchanted Homes development (subdivided in 1957).<sup>506</sup>

<sup>501</sup> Sunmor Neighborhood, [www.sunmorestates.com/#!about/cjn9](http://www.sunmorestates.com/#!about/cjn9) (accessed December 5, 2014).

<sup>502</sup> Additional research is needed to confirm the number of models, plans, and layout of the development.

<sup>503</sup> *Palm Springs Villager*, July-August, 1955.

<sup>504</sup> “Sunmor Estates Advertisement,” *Palm Springs Villager*, October, 1955, 4.

<sup>505</sup> “Sunmor Estates Advertisement,” *Palm Springs Villager*, September, 1955, 9.

<sup>506</sup> In his book *The Alexanders*, James R. Harlan refers to the Alexander development here as Sunmor Estates, rather than its official tract name, Enchanted Homes. There is currently no evidence that the Alexanders ever marketed them under the Sunmor name. The reason for the sale is currently unknown. Simon may have decided that he preferred commercial instead of residential development, or he may have needed the cash to fund new projects. Simon expanded the nearby commercial shopping center in 1964, creating the first air-conditioned mall with an ice skating rink in Southern California. “Shopping Centers Showing Surge,” *Los Angeles Times*, January 19, 1964, K1.



Aerial photograph looking west c. 1960 with Plaimor and Livmor Avenues clearly identifiable in Sunmor Estates. The Alexander's adjacent Enchanted Homes (on the south and west of the original tract) has already been completed. The major east west road visible is present-day Tahquitz Canyon Way. Source: Palm Springs Historical Society.

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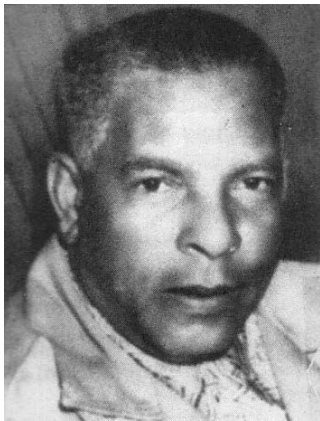
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### The Crossley Tract (1956)<sup>507</sup>

This twenty-acre tract was subdivided by Palm Springs' first African-American resident, Lawrence Crossley (1899-1962). It was located in an area that was east of the city limits at the time of its subdivision. It was bordered by 34<sup>th</sup> Avenue to the north, Martha Street to the south, the west side of Lawrence Street to the west, and the east side of Marguerite Street on the east. The 77-parcel development was composed of a series of modest Minimal Traditional-style homes.



African American  
developer Lawrence  
Crossley. Source: Palm  
Springs Historical Society.

Crossley intended the subdivision to be for African-American families who were largely barred by racial restrictions from living in other Palm Springs developments. African Americans had migrated to Palm Springs in earnest during the mid-1940s when the oil fields of Texas offered little promise. Those who came primarily found work as domestic servants.<sup>508</sup>

As a result of racial restrictions, prior to the subdivision of the Crossley tract, African Americans and Mexican Americans all lived on Section 14 of the Agua Caliente Indian Reservation "...in a cluster of unpaved streets, jumbled shacks, no street lights and outside toilets."<sup>509</sup> When non-permitted structures on "the reservation" were demolished by the city and county health department in the early 1960s, African-Americans in Palm Springs migrated to outlying areas such as the Desert Highland Estates Tract (1951) north of the city where homes were relatively inexpensive and the Federal Housing Authority (FHA) offered low-interest loans.<sup>510</sup> The area was not annexed into Palm Springs until the mid-1960s.

<sup>507</sup> Additional information about the Crossley Tract is included in the Ethnic Minorities chapter included at the end of this study.

<sup>508</sup> "Palm Springs: North End is a Black Enclave Amidst Resort Town's Opulence," *Press Enterprise*, May 27, 1979, B1.

<sup>509</sup> Wendell Green, "Plan Negro Eviction from Palm Springs," *Los Angeles Sentinel*, October 5, 1961, A1.

<sup>510</sup> "The Other Side of Palm Springs," *Los Angeles Times*, November 5, 1984, F1.



By 1984, Desert Highland Estates and nearby Gateway Estates (1960)<sup>511</sup> had become the heart of the African-American residential community in Palm Springs.<sup>512</sup>

Crossley came to Palm Springs in 1925 and went to work for Prescott T. Stevens as a chauffeur and handyman. Crossley eventually became Steven's right hand man, designing and building the El Mirador Golf Course and managing the Whitewater Mutual Water Company.<sup>513</sup> He also became owner of the Tramview Water Company. He built and lived in the Crossley Court at 1543 Ramon Road.<sup>514</sup>

Crossley also befriended the Agua Caliente Band of Cahuilla Indians and was welcomed into tribal circles. From a recipe provided by his Native American associates, he created the Palm Springs Desert Tea Company. Crossley was instrumental as a liaison between the Agua Caliente Band of Cahuilla Indians and Judge McCabe's efforts to restore land promised to them by the federal government.<sup>515</sup>

### Meiselman Developments (1955-1959)

An important postwar developer in Palm Springs was Jack I. Meiselman (1899-1994). In the mid-to-late 1950s, Meiselman developed hundreds of Mid-century Modern style tract homes in the city. Meiselman was born in New York City to Jewish parents who had immigrated to the United States in 1891.<sup>516</sup> One of six children, Jack was involved in the family business of linen manufacturing and sales, specifically handkerchiefs.<sup>517</sup> During the 1920s Meiselman relocated to Chicago and continued in the handkerchief manufacturing business but broadened his interests into construction.<sup>518</sup> He did well financially as evidenced by his ownership of homes in an affluent neighborhood in north Chicago. In Chicago, Meiselman also met and married his wife Berne "Babe" Meiselman (1903-1991). Meiselman and his wife were always listed as co-owners/sub-dividers of Meiselman tracts.<sup>519</sup> In 1944, the Meiselmans moved to California.<sup>520</sup> They appear in the Palm Springs City Directory in 1946 at 1276 Indian Avenue.<sup>521</sup> By 1948, the Meiselmans had moved to 1240 Monte Vista Avenue.

<sup>511</sup> Gateway Estates is noted as "another community Southland Development Company" in a 1961 advertisement in *The Desert Sun*. According to *The Desert Sun*, Donald E. Hill was a partner in the Southland Development Company, as well as part owner of South Shores Management in 1961. The *Los Angeles Times* indicates that a Donald E. Hill was an executive at the Goodyear Tire and Rubber Company in the 1960s, though it is unconfirmed if this is the same Donald Hill referenced in *The Desert Sun*. The *Los Angeles Times* also notes that the Southland Development Company was based in Van Nuys by 1964, and built homes in Simi Valley that same year that were designed by the architectural firm Duncan and Conroy.

<sup>512</sup> "The Other Side of Palm Springs," *Los Angeles Times*, November 5, 1984, F1.

<sup>513</sup> Greg Niemann, *Palm Springs Legends* (San Diego, CA: Sunbelt Publications, Inc., 2011), 184.

<sup>514</sup> Pending additional research on the type of court development.

<sup>515</sup> "Well Known Palm Springs Realty Developer Dies," *Los Angeles Sentinel*, March 15, 1962, A10.

<sup>516</sup> U.S. Census, 1920.

<sup>517</sup> U.S. Census, 1920.

<sup>518</sup> "\$3 million Gift for Casa Colina," *Progress Bulletin*, February 16, 1976, 11.

<sup>519</sup> Some online sources have erroneously identified Meiselman's wife "Berne" as "Bernie," a brother to Meiselman. Meiselman family 1920 census records show no Bernard Meiselman in the family at that time. It is more likely a misattribution of Berne's name.

<sup>520</sup> "\$3 million Gift for Casa Colina," *Progress Bulletin*, February 16, 1976, 11.

<sup>521</sup> *Palm Springs Season 1946-7 Directory*, 50.



By 1960, the Meiselmans had a home in Beverly Hills at 509 N. Beverly Drive. In their later years, they were known for their philanthropic efforts in expanding services for low-income elderly populations – specifically the donation to Casa Colina Hospital of a \$3 million, 240-unit apartment complex on forty acres in Cathedral City, to be used for elder care.<sup>522</sup>

Some accounts indicate that Meiselman may have originally worked with developers George and Robert Alexander, but there may have been a falling out between the men.<sup>523</sup> Regardless, documentation shows Meiselman began building in the desert as early as 1951.<sup>524</sup> The first documented action of Meiselman as a developer on his own was recounted by local Palm Springs real estate agent George Gannon in the November 1956 issue of the *Palm Springs Villager*:

In 1953 Jack Meiselman came into my office and wanted to invest in Palm Springs real estate. I suggested that homes were needed within the reach of the average working man. At the time, I couldn't have shown you anything less than \$15,000 and you would have had to have a minimum of \$6,000 to \$7,000 down. That very afternoon, I sold him 10 lots in the Val Vista tract. He handled his own financing. By the time the 10 homes were up I had them sold. They were two-bedroom, one bath homes and sold for \$7,975, \$975 down and \$75 per month.<sup>525</sup>

In 1954 alone, Meiselman sold more than \$1 million of real estate in Palm Springs.<sup>526</sup> By December 1956, Gannon and Meiselman had completed construction on their 250<sup>th</sup> new home.<sup>527</sup>

Meiselman was a builder as well as a developer; therefore, he also constructed homes (presumably primarily on speculation) in tracts that he did not develop.<sup>528</sup> In 1953, the firm completed the construction of the Carl Schroder Residence designed by Walter White (1917-2002) in the Luring Sands Park tract.<sup>529</sup> Other tracts where Meiselman constructed homes included: Vista Del Cielo, Desert Tract, Deep Well, Ramon Rise Estates, Winterhaven Manor, Palm Springs Addition No. 1, and Desert Palm Estates. By November of 1956, Meiselman had built and sold 198 homes in Palm Springs ranging in

<sup>522</sup> "Casa Colina Hospital," *San Bernardino County Sun*, February 21, 1976, 28.

<sup>523</sup> "Palm Springs Meiselman Reborn," [www.paulkaplanrealtor.com/Meiselman.php](http://www.paulkaplanrealtor.com/Meiselman.php) (accessed December 7, 2014). This information is pending confirmation from additional sources.

<sup>524</sup> "Gannon Realty Company Ad," *Palm Springs Villager*, c. 1956.

<sup>525</sup> "Interviewing Our Realtors: George Gannon," *Palm Springs Villager*, November 1956, 40.

<sup>526</sup> Advertisement, *The Desert Sun*, December 27, 1954, 4A.

<sup>527</sup> Untitled, *The Desert Sun*, December 20, 1956, 12.

<sup>528</sup> Meiselman was also known for his talent as a painter. In March of 1967, his painting of entertainer Sammy Davis Jr. was featured in the *Desert Sun* as a "work rich in color and sweeping strokes, and one of many Meiselman impression of the stars." Image, *The Desert Sun*, March 10, 1967.

<sup>529</sup> "William F. Cody Papers, 1918-1980," Special Collections Department, Robert E. Kennedy Library, California Poly Technic State University, San Luis Obispo.

cost from \$8,000 to \$30,000.<sup>530</sup> George Gannon was the exclusive buying and selling agent for Meiselman.



George Gannon, realtor and Jack Meiselman, developer, review plans for a subdivision.  
Source: *Palm Springs Villager*, November 1956, 40.

Around 1950, Meiselman approached architect William F. Cody to design a series of three-bedroom/two-bathroom houses for a cluster of parcels within the Desert Palms Estates tract. Surviving drawings indicate what appear to have been two plans and three elevations for each plan, for a total of six designs. They appear to be bordered by Park Drive to the north, McManus Drive to the south, Sunset Way to the east, and other tract parcels to the west.<sup>531</sup> Based upon a comparison of Cody plot plans and elevations with extant structures, these houses are located at 2284 E. Desert Palms Drive, 2285 E. Desert Palms Drive, 2296 E. Desert Palms Drive, 369 Sunset Way, 2191 E. Park Drive, 2223 E. Park Drive, 2285 E. Park Drive, and 2295 E. Park Drive. Building permits for E. Desert Palms Drive were issued to Cody in 1951 according to the *Desert Sun*.<sup>532</sup> Existing archival documentation for this tract is incomplete.<sup>533</sup> The large number of plans and elevations suggest that additional parcels beyond the documented eight may have been included.

Designs in other Meiselman tracts are typically a simplified Mid-century Modern style that was less expressive and refined than their Alexander counterparts. Common elements of Meiselman homes are tongue-and-groove ceilings, clerestory windows, scored plaster, concrete block, and walls of glass at the

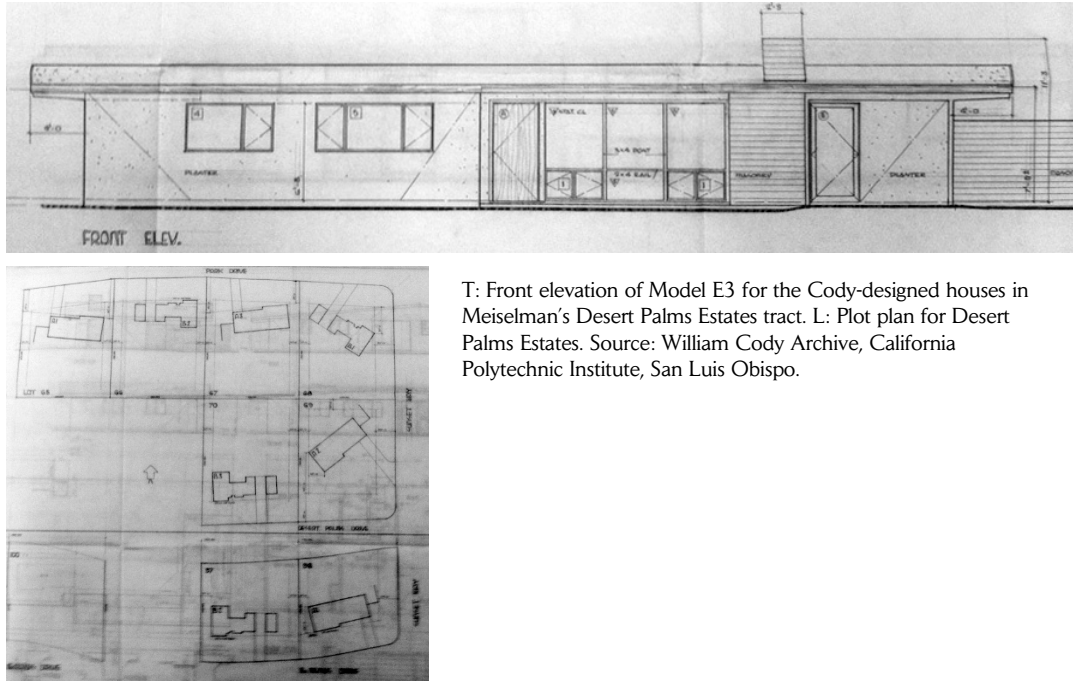
<sup>530</sup> "Interviewing our Realtors: George Gannon," *Palm Springs Villager*, November 1956, 40.

<sup>531</sup> "William F. Cody Papers, 1918-1980," Special Collections Department, Robert E. Kennedy Library, California Poly Technic State University, San Luis Obispo.

<sup>532</sup> "Building Still Maintaining Brisk Pace," *The Desert Sun*, February 16, 1951.

<sup>533</sup> "William F. Cody Papers, 1918-1980," Special Collections Department, Robert E. Kennedy Library, California Poly Technic State University, San Luis Obispo.

rear. There is some evidence that, in plan, Meiselman homes often diverged from the Alexander designs in kitchen placement and separation between the master and other bedrooms.<sup>534</sup>



T: Front elevation of Model E3 for the Cody-designed houses in Meiselman's Desert Palms Estates tract. L: Plot plan for Desert Palms Estates. Source: William Cody Archive, California Polytechnic Institute, San Luis Obispo.

### *El Mirador Park (1946/1955)*

One of the earliest Meiselman developments began with the purchase of 26 lots from Rose Benjamin within the El Mirador Park tract. The El Mirador Park tract was originally subdivided in 1946. Meiselman purchased lots on Paseo El Mirador, Linda Vista Drive and Pasatiempo Road in April of 1955.<sup>535</sup> The original tract was subdivided into 49 parcels, so the Meiselman-built homes represent more than half of this tract. The model home for the development, also known as the "Jack Meiselman Home for 1957," was located at 1252 Pasatiempo Road.<sup>536</sup>

### *Karlisa Cove and Palm Lane (1956)*

In June of 1956 Meiselman subdivided two tracts in Palm Springs. The first, Karlisa Cove, was a small seven-parcel tract of homes in the Karlisa Cove cul-de-sac off Paseo de Caroleta in the area popularly known as the Veterans Tract. These irregularly-shaped parcels are unique among Meiselman

<sup>534</sup> J. Williams, "Know Your Meiselman," *Curbed*, July 20, 2014. <http://la.curbed.com/2014/7/20/10070656/know-your-meiselman-midcentury-with-enviable-outdoor-space>. Accessed June 2016.

<sup>535</sup> "Meiselman Plans Big Development," *The Desert Sun*, April 14, 1955.

<sup>536</sup> "New Presentation of Home Selling Announced by Gannon Realty Co.," *The Desert Sun*, October 19, 1956.

developments. The second, Palm Lane, was a 49-parcel subdivision bordered by Amado Road on the north, the parcels fronting the south side of Andreas Road on the south, Sunset Way on the east, and the parcels fronting the west side of Michelle Road on the west. These houses were three- or four-bedroom/two-bathroom plans with “spacious living rooms with fireplace, glass sliding doors leading to patio and pool areas, and Youngstown engineered kitchens...” priced at \$23,200.<sup>537</sup> Meiselman also allowed Palm Lane buyers to customize their homes in terms of plans and colors. The model home, located at 2247 East Amado Road, was lauded by the *Desert Sun* for its “desert contemporary design...refreshing in that it favors quiet and comfortable elegance instead of flashy gimmicks.”<sup>538</sup> A second model home was opened at 227 Sunset Way<sup>539</sup> in June of 1957.<sup>540</sup> By 1959, 217 Michelle Road was the model home on display.<sup>541</sup>

Although it is currently unknown which designer may have been associated with the first phase of Palm Lane, phase two of the tract was designed by John P. Moyer. These designs eschewed wood fascias in favor of rust-proof metal. Other model homes were opened in 1958 at 2281 E. Andreas Road and 225 Sunset Way.<sup>542</sup>

### *Chino Palms Estates (1958)*

In 1958-59 Meiselman embarked on the largest of his developments, Chino Palms Estates. This eighty-five-parcel development consists of two tangential property areas. The first, developed in 1958, is south of Via Escuela. The second, developed in 1959, consisted of the east side of Via Miraleste, all of Berne Street, and all of Jacques Street.<sup>543</sup> The second phase is comprised of smaller parcels than the first (100 x 100 feet vs. 125 x 150 feet in phase one). In February of 1959, Meiselman purchased from Julian Smith a 10-acre parcel adjacent to phase two of Chino Palms Estates; 30 additional homes were built on this parcel.<sup>544</sup>



Detail of a house in Chino Palms Estates, developed by Jack Meiselman in 1958.  
Source:  
<http://www.racquetclubestates.com>.

<sup>537</sup> “Gannon Realty Company Ad,” *Palm Springs Villager*, c. 1956.

<sup>538</sup> “Meiselman Offers Customized Homes in New Palm Lane Estates,” *The Desert Sun*, March 9, 1957.

<sup>539</sup> The *Desert Sun* article for this reference cites “227 Sunset Way” although this address could not be confirmed in the field.

<sup>540</sup> “Customized Homes in Palm Lane Estates Now Offered,” *The Desert Sun*, June 7, 1957.

<sup>541</sup> Ad, *The Desert Sun*, February 13, 1959.

<sup>542</sup> Advertisement, *The Desert Sun*, May 17, 1958.

<sup>543</sup> The residences on Jacques and Berne north of Via Escuela were designed by Palmer & Krisel for the Alexanders; the houses on Jacques and Berne between Via Escuela and Louise are part of Chino Palms Estates developed by Meiselman.

<sup>544</sup> “Meiselman Plan 30 New Homes,” *The Desert Sun*, February 12, 1959.

Chino Palms Estates houses were available in two-bedroom plus den or three-bedroom/two-bathroom plans. The Deluxe Youngstown kitchen and air conditioning were also featured as key selling points. Model homes for the development included houses at 1820 N. Via Miraleste, 1830 N. Via Miraleste, and 2295 N. Via Miraleste.

### *Alejo Palms Estates (1959)*

In August of 1959 Meiselman purchased 20 acres in Section 14 from the Bureau of Indian Affairs and developed the area known as Alejo Palms Estates, with designs by John P. "Jack" Moyer. Alejo Palms Estates is a 57-parcel development boarded by Tamarisk Road on the north, Alejo Road on the south, Juanita Drive on the east, and the properties fronting the west side of Monterey Road on the west. These three-bedroom, two-bath plus family room designs were modeled on the successful Chino Palms Estates plans and were marketed for their quality construction, for being "worry-free," and as the only Palm Springs housing development with concrete driveways.<sup>545</sup> Model homes for the development were located at 505 Monterey Road, 506 Monterey Road, and 584 Farrell Drive.<sup>546</sup> 506 Monterey Road contained a series of murals by John Morris<sup>547</sup> that were advertised to the public to increase viewing.<sup>548</sup>



Alejo Palms advertisement stresses the quality of a Jack Meiselman home.

<sup>545</sup> Advertisement, "Ask the Man Who Owns One," *Palm Springs Life*, Pictorial Issue, 1960.

<sup>546</sup> Advertisement, "Ask the Man Who Owns One," *Palm Springs Life*, Pictorial Issue, 1960.

<sup>547</sup> John Morris (1920-1991) was a Palm Springs-based painter in the Impressionist style who was known as "The Picasso of Palm Springs." He was an official combat artist during WWII. In 1957 he established an art center in Palm Springs. In 1967, he gave up teaching to devote his time to painting.

<sup>548</sup> "Alejo Palms Estates Ad," *The Desert Sun*, February 18, 1960.

#### FINAL DRAFT – FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP



### El Rancho Vista Estates (1960)

In 1960 Roy Fey, one of Palm Springs' most prolific developers and builders, looked eastward from the village and established the tract that would become El Rancho Vista Estates (1960-61, Wexler & Harrison). The "Barbara Tract" as it is officially known on the maps, was developed in three quick, successive phases from north to south and included a street named after the developer himself, Avenida Fey. The development consisted of 92 parcels bordered by Vista Chino on the north, Chia Road on the south, North Gene Autry Trail on the east, and Avenida Fey on the west.<sup>549</sup> El Rancho Vista Estates sat virtually isolated in the northeastern part of Palm Springs.

Seeing the potential of the Alexander Construction Company's use of modern architecture in housing tracts, Fey engaged the local architecture firm Wexler & Harrison to design homes in El Rancho Vista Estates; the subdivision was the first single-family tract residential development by Donald Wexler and Richard Harrison in Palm Springs.<sup>550</sup> Similar to the Alexander developments, the architects used a variety of rooflines throughout the curved streets of El Rancho Vista Estates, including gable, butterfly, and flat to give the neighborhood a dynamic architectural cadence. Variations in concrete block patterns were also used to give each house an individual look.



**PALM SPRINGS. - EL RANCHO VISTA ESTATES**  
 Selective site location, proper insulation, & white rock reflective roofs help give built-in comfort to these modern homes with 2 & 3 bdrms., 2 baths, large living rm., laundry rm.; air conditioning, wall-to-wall carpets, built-in Hardwick gas ranges, disposers. From \$16,795, with \$895 down; FHA. Open 9-5 at 3200 E. Vista Chino. Builders: Roy Fey & Joe Koch. Sales Office phone: 324-3381.

Advertisement for El Rancho Vista Estates (1960-1961, Wexler & Harrison) featuring a Mid-century Modern home in the shadow of the mountains. Source: "Display Ad 312," *Los Angeles Times*, March 11, 1962, P15.

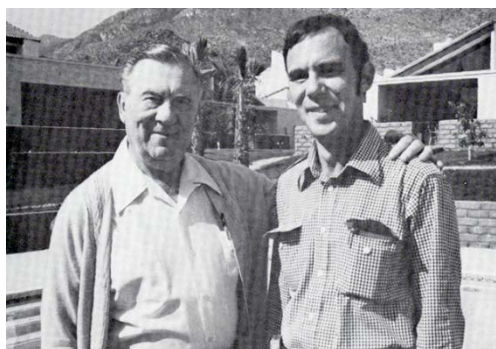
Three basic floor plans included three-bedroom/two-bath and two-bedroom/two-bath versions plus family rooms that were priced at \$16,995.<sup>551</sup> Buyers also received a "golfing membership in the nearby

<sup>549</sup> The adjacent parcels in the tract (780 along Chia Road and the southern cul-de-sac of Avenida Fey North) were subdivided in 1979 by Canadian-based Fairport Corporation and were not part of the original El Rancho Vista Estates.

<sup>550</sup> Fey, Wexler, and Harrison would continue to collaborate on projects over the years, including five speculative houses for Fey in the Caballeros Estates tract (1960) at 615, 681 and 755 Avenida Caballeros and 620 and 641 N. Camino Real. Fey also engaged the architects to design the clubhouse at Canyon Country Club (1961).

<sup>551</sup> "Classified Ad 15," *Los Angeles Times*, April 27, 1962, D14.

Ranch Club at no additional cost.”<sup>552</sup> A furnished model home was located at 3200 East Vista Chino—likely the present-day parcel located at the southwest corner of Vista Chino and Via Roberto Miguel. These homes were marketed to Los Angeles residents as part of the “Balanced Power Homes” program by the Southern California Gas Company that positioned the combined use of gas and electric power as less expensive than “All Electric Homes” that were popular in Southern California during the period.<sup>553</sup>



Developer Roy Fey and his son, Robert. Source: *Palm Springs Life*, May 1980.

Roy Fey (1915-2000) was one of Palm Springs’ most important developers. By some estimates he built over 1,200 homes in the Palms Springs area.<sup>554</sup> Born to Ukrainian Jewish immigrants, Fey grew up in Chicago and became an accountant. In 1940, at age 25, he formed his own accountancy group, and then moved into residential housing development after World War II. He built at least 3,000 houses in Chicago prior to moving to Palm Springs in 1955 with his wife Ethel who suffered from asthma.<sup>555</sup> Upon arrival, Fey founded a real estate company, Fey’s Canyon Realtors, and a construction company, Fey Construction Company. Immediately he began developing residential property. Fey developed Canyon View Estates (1961-68),

Canyon Estates (1969-72), Canyon Vista Estates (1976), Mesquite Canyon Estates (1978), Canyon West (1979), and many others. He was also instrumental in the city’s early co-operative apartment and condominium development. Taking a page from the Alexanders’ book, Fey brought his son Robert M. Fey into the business and together they created a family legacy in real estate, banking, and philanthropy.<sup>556</sup> Roy Fey was also a founder of the Bank of Palm Springs in the early 1980s.

#### Southridge Estates (1965)<sup>557</sup>

During the 1960s Southern California residential development turned to the hillsides. As flat, convenient parcels became scarcer and engineering advances made hillside development more feasible and economical, developers increasingly looked to the hills for property. The views associated with hillside properties also made these sites more desirable for homebuilders and buyers. Southridge Estates capitalized on these trends to create an exclusive neighborhood for an elite group of Palm Springs

<sup>552</sup> “Advertisement,” *The Desert Sun*, May 7, 1960.

<sup>553</sup> Display Ad 312, *Los Angeles Times*, March 11, 1962, P15.

<sup>554</sup> “The History of Desert Skies,” [www.desertskies.com/history.htm](http://www.desertskies.com/history.htm) (accessed November 18, 2014).

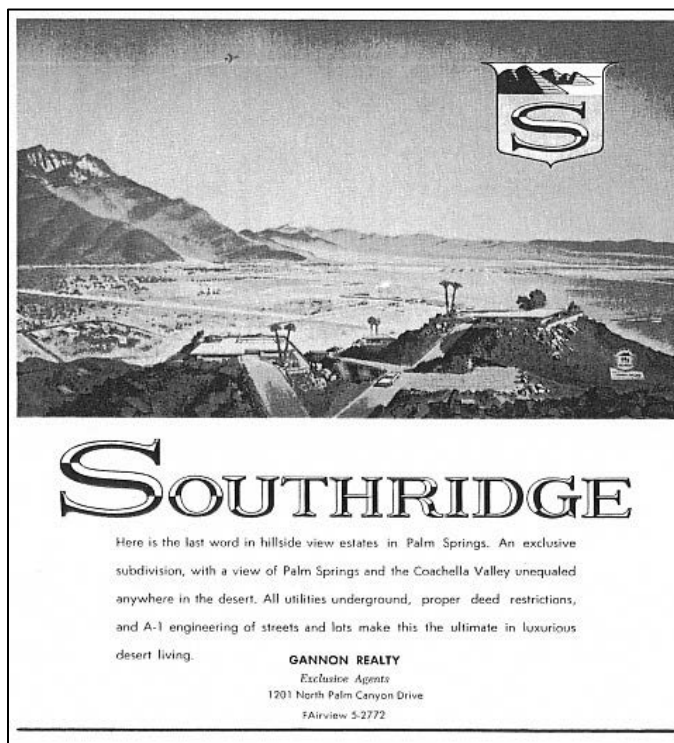
<sup>555</sup> “The History of Desert Skies,” [www.desertskies.com/history.htm](http://www.desertskies.com/history.htm) (accessed November 18, 2014).

<sup>556</sup> The Alexanders are discussed in detail below.

<sup>557</sup> According to correspondence from Marvin Roos and John Sanborn March 23, 2015, Southridge Estates was developed by Jack Rauber (sic). Reportedly, the developer could not get approval from the city to build a subdivision in this location, due to the steep hillside site. The developer went to the site and graded the road and most of the lots first, at which point the city decided to let them proceed.

residences. On land sold to them by realtor Russell Wade, developers E. Allan Petty, Richard E. Rahn, and William Anable subdivided the twenty-two parcel tract (Tract 2928) in January of 1965.

Advertisements for the community, which appeared exclusively in local media like the *Palm Springs Villager*, touted the “view of Palm Springs and the Coachella Valley unequalled anywhere in the desert...underground utilities, A-1 engineering of the streets and lots and proper deed restrictions.”<sup>558</sup> The first home constructed in what would become Southridge was the Max Stoffel Residence (1961-62, Ross Patton and Duke Wild). According to the *Desert Sun*, Patton and Wild, general contractors, were “appointed by owners Richard Rahm, Alan Petty and William Anable to design and build Southridge Homes.”<sup>559</sup>



Advertisement features an artist's rendering of Mid-century Modern-style homes on commanding lots with mountain and "city" views.  
Source: *Palm Springs Life*, December 14, 1960.

<sup>558</sup> Ad for Southridge, *Palm Springs Life*, December 14, 1960.

<sup>559</sup> "Untitled," *The Desert Sun*, November 3, 1961, no page.

A burgeoning Palm Springs population had made it harder to maintain the privacy that had traditionally been afforded the wealthy and famous residents of Palm Springs. As a result, the gated and guarded Southridge Estates appealed to those residents seeking maximum privacy. Southridge is home to several celebrity residences and numerous architecturally significant homes.

In the documentary *Quiet Elegance: The Architecture of Hugh Kaptur*, architect Hugh Kaptur remembers “courting the developers up at Southridge.” These efforts resulted in the Edwin H. Morris Residence (1964, Hugh Kaptur) at 2203 Southridge Drive. The Morris Residence was eventually purchased by the film actor Steve McQueen shortly after the release of his film *Bullitt* in 1969.



The post-and-beam Morris House (1964, Hugh Kaptur) under construction on a hillside site in Southridge Estates. Source: *Palm Springs Life Archives*.

### George and Robert Alexander Developments (1955-1965)

George's vision for his construction company changed in 1956 when his health took a turn for the worse and, under his doctor's advice to seek a warmer, drier climate, he decided to relocate his George Alexander Company base of operations to Palm Springs. The Alexanders had already been enamored of the desert where they had been spending many weekends each winter. The timing couldn't have been better for the firm as the popularity of the desert resort was ready to explode. It would be there where he and his son Bob, and Bill Krisel would form the desert team that would go down in Palm Springs Modernism history.<sup>560</sup>

Through the Alexander Construction Company, George Alexander (1898-1965) and his son Robert "Bob" W. Alexander (1925-1965) were prolific Southern California developers of tract homes. Their company was responsible for thousands of homes in the San Fernando Valley and over 1,200 homes in Palm Springs. Before becoming a developer, George Alexander was an accountant who saw firsthand the profits made by his construction company clients.<sup>561</sup> Over time, the Alexanders earned a reputation for building quality homes of architectural merit, engaging licensed professional architects to produce the designs. George actually began investing in Palm Springs in 1930, as one of the original developers of the Smoke Tree Guest Ranch along with L. Mac Blankenhorn, C.F. Doyle, Nicholas Harrison, and architect Garrett Van Pelt, Jr.<sup>562</sup> The Alexanders were also active in Palm Springs society, civically engaged and known for their philanthropic work. Tragically, their lives were cut short by a plane crash that killed George, Robert, and their wives in 1965.

Since the days of Prescott T. Stevens and El Mirador, and Pearl McManus and the Oasis Hotel and Smoke Tree Ranch, the Palm Springs recipe for real estate and housing development focused on the building of a resort where people could experience the Palm Springs lifestyle before making the transition to home ownership. Recognizing this, George and Robert Alexander applied the same formula to the south end of the city and built the Ocotillo Lodge (1957-58, Palmer & Krisel).<sup>563</sup> The main building or "clubhouse" featured recreational and fine dining amenities for the more remote south end of Palm Springs, surrounded by the "individual villas" that were stepping stones to home ownership. As described in the *Los Angeles Times*, "the Boy Wonder Builders from Los Angeles," George Alexander and Joseph C. Dunas, rented half the villas as hotel rooms and leased half to executives for entertainment purposes.<sup>564</sup>

<sup>560</sup> John Crosse, *Southern California Architectural History Blog*, January 13, 2011 (accessed January 2015).

<sup>561</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 8.

<sup>562</sup> "Company Buys Property for Development," *Los Angeles Times*, March 16, 1930, D2.

<sup>563</sup> In a *Desert Sun* article from July 1957, it notes that "Mr. and Mrs. Robert Alexander will spend the summer months here while construction of their Ocotillo Lodge is underway." It is announced as recently opened in a January 1958 *Desert Sun* article.

<sup>564</sup> "Joan Winchell: Co-Ops Catch On in Palm Springs," *Los Angeles Times*, February 23, 1958, D8.



### *Twin Palms Estates (1955)*



Street view of Twin Palms Estates, showing the variety of rooflines. Photograph: Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

The first Alexander Construction Company residential development in Palm Springs was Twin Palms Estates (a.k.a. Smoke Tree Valley Estates, El Camino Estates, and Royal Desert Estates). Twin Palms Estates was subdivided in 1955; the homes were constructed between 1957 and 1958 and designed by Palmer & Krisel. Krisel also served as the landscape architect for the development.<sup>565</sup> Sited on 10,000-square-foot lots and assembled on 40 x 40 foot concrete pads, the tract of more than ninety homes was built in three phases: the first two in the Twin Palms Estates I and II tracts and the third comprised 19 houses in the middle of the adjacent El Camino Tract in 1957.<sup>566</sup> Two variations (plans A and B) were offered of essentially one square floor plan with a utility core at the center; exterior options included several Mid-century Modern designs with different rooflines (butterfly, gable, and flat). This provided construction efficiency, the appearance of individuality for the buyer, and an engaging visual cadence for the streetscape.<sup>567</sup>

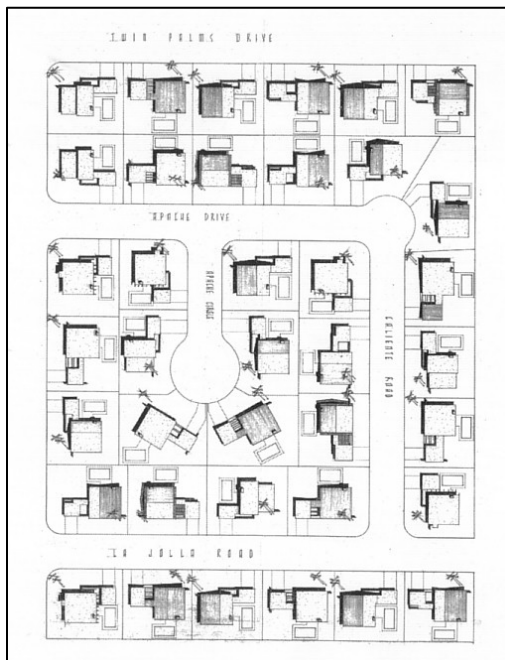
<sup>565</sup> Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954.

<sup>566</sup> This number comes from the Harlan book and appears to include a branch of another tract.

<sup>567</sup> Sian Winship, "Quality and Quantity: Architects Working for Developers in Southern California, 1960-1973 (MHP Thesis, University of Southern California, 2011), 192. This technique was a classic feature of Palmer & Krisel-designed developments, including Midland La Mirada (1955) in Fullerton, California that won the National Association of Home Builders Award (NAHB) of Merit in January 1956, as well as awards from the Home Building Institute and *American Builder* magazine.



Aerial photo of Twin Palms Estates (1957-58, Palmer & Krisel) shows the proximity to the Ocotillo Lodge in upper right of photograph. The horizontal street dividing the upper third of the photo is Twin Palms Drive. Source: *The Alexanders*, 53.



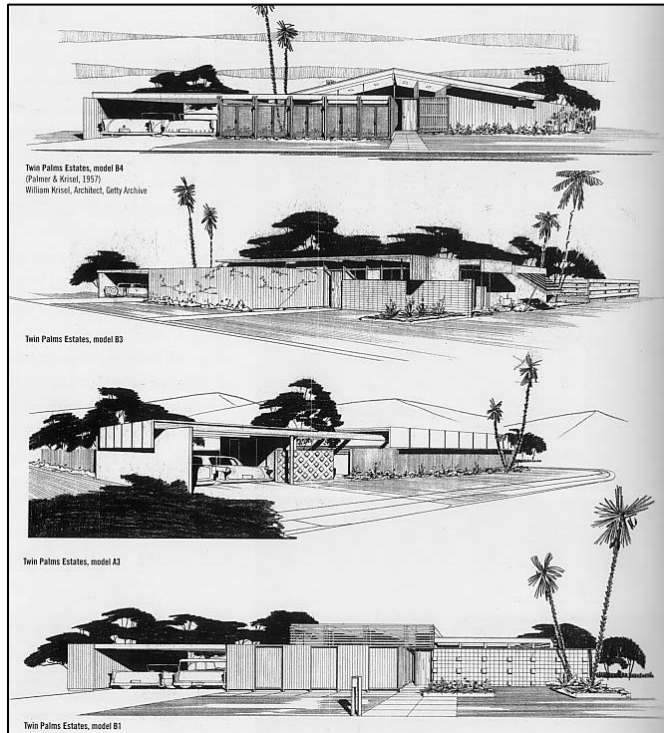
A portion of the plot plan for Twin Palms Estates (1957-58, Palmer & Krisel) that shows how the architects rotated and placed different combinations of plan and elevation to provide a distinctive visual cadence to the development. Source: *The Alexanders*, 27.

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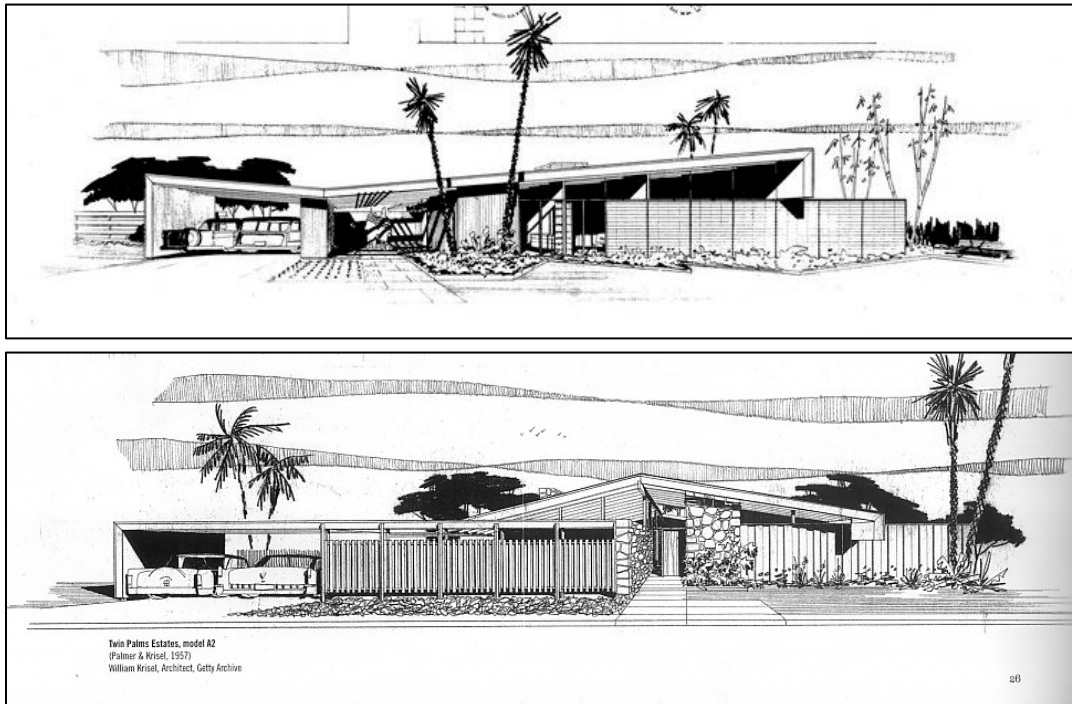
City of Palm Springs

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Six of the many combinations of elevations created by rotating the plans and combining with different rooflines.  
Source: William Krisel Archive, Getty Research Institute.



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George and Robert Alexander's first project with Palmer & Krisel had been in the San Fernando Valley when George had provided Robert some land (which would become Corbin Palms, developed in 1954-55) on which he could experiment with tract housing design. Robert engaged William Krisel (b. 1924) and Dan Saxon Palmer (1920-2007) to design the homes. To the elder Alexander's surprise, the houses were both aesthetically successful and made a better profit than previous Alexander developments. A significant factor in the tracts created by the Alexanders was that the developers did not seek FHA loan approval<sup>568</sup> and therefore, the designs did not have to conform to limiting Minimal Property Standards.<sup>569</sup>

As author James R. Harlan notes, "The techniques that the Alexanders used to build their projects set the Alexander Construction Company apart from other Palm Springs builders."<sup>570</sup> Materials for Alexander homes were all standardized, pre-cut, labeled, and transported to the site as a kit, not to be customized. This enabled quick assembly by the Alexanders' crew of tradesmen. Standardization and efficiency were as much a part of the Palmer & Krisel design as was the artistry. As William Krisel remembered, "...every line I drew cost money."<sup>571</sup> Yet the designer's philosophy was that "the good tract house is not assembly line living, it improves both the physical shelter and the way of life of the people."<sup>572</sup>

The square floor plan was also key to Palmer & Krisel's economical work for the Alexanders in Palm Springs. After visiting a concrete tradesman, Krisel learned that a flat slab with only four corners would be the least expensive to construct. Although his Los Angeles designs were rectangles, Krisel remembers, "When I went to Palm Springs they became squares. Square was more efficient than a rectangle because it encompassed more square footage with the least amount of perimeter with four corners."<sup>573</sup>

<sup>568</sup> FHA and VA-insured loans were not the only types of loans available. Lenders offered buyers "conventional financing" with less favorable terms on down payment, interest rate, and fee waivers. Conventional financing also typically required borrowers to have excellent credit, job stability with sufficient income, a sizable down payment, and low debt to income ratios. Some developers (including the Alexanders) kept their own loans for deferred profits. As such they were not beholden to FHA Minimum Property Standards that also favored construction methods that added to the construction cost of single-family residences.

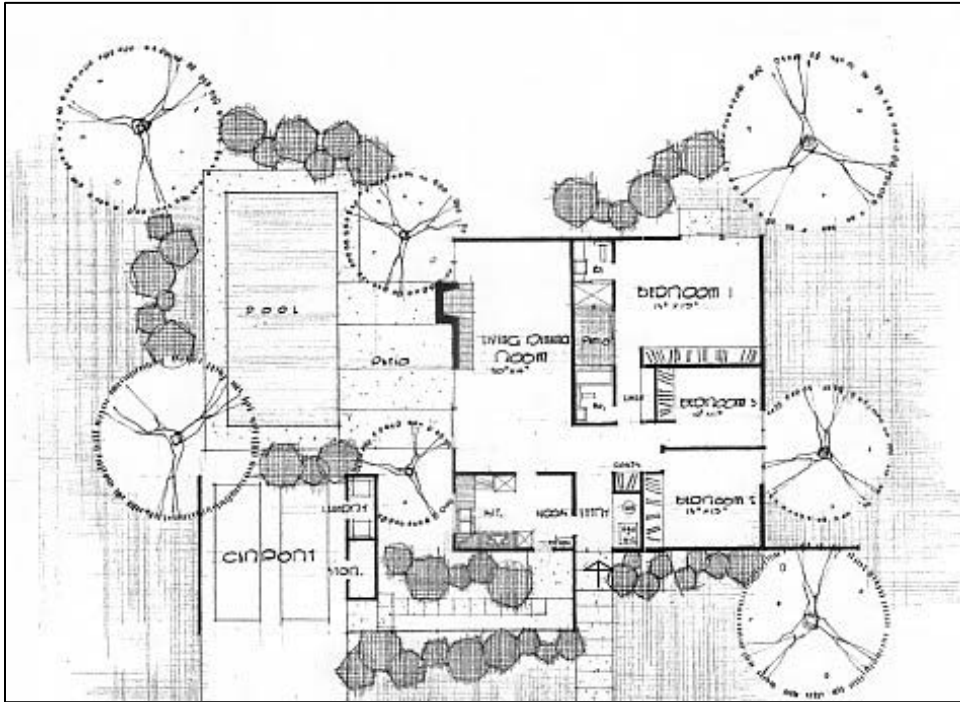
<sup>569</sup> These standards prohibited houses with a flat roof, a butterfly roof, or slab on grade construction without a double slab pour and a waterproof membrane between the pours. The latter requirement eased over the years, partially through the lobbying efforts of builders' organizations such as the NAHB.

<sup>570</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 14.

<sup>571</sup> Sian Winship, "Quality and Quantity: Architects Working for Developers in Southern California, 1960-1973 (MHP Thesis, University of Southern California, 2011), 193.

<sup>572</sup> Esther McCoy, "What I Believe," *Los Angeles Times*, May 20, 1956, Q4, <http://proquest.com> (accessed May 24, 2011).

<sup>573</sup> "William Krisel Oral History, Interview and Transcription by John Crosse," 2009, 69.



Floor plan for a residence in Twin Palms Estates (1957-58, Palmer & Krisel) shows efficient square plan for a three-bedroom unit with walls of glass to the patio. Source: *The Alexanders*, 26.

Twin Palms received national recognition in the architectural trade press. It was lauded by *Progressive Architecture* in March of 1958 for artfully addressing the profession's issues with much postwar tract home design by flipping the plans, and using variations in orientation and fenestration to "...consciously minimize the tract look."<sup>574</sup>

<sup>574</sup> "Speculative Builders Houses: Palm Springs, California," *Progressive Architecture*, March 1958, 146.





Twin Palms Estates (1957-58, Palmer & Krisel). Starting Top Left: Model A1, Model B4, Butterfly Model, Model B1. Photographs: Julius Shulman.  
Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

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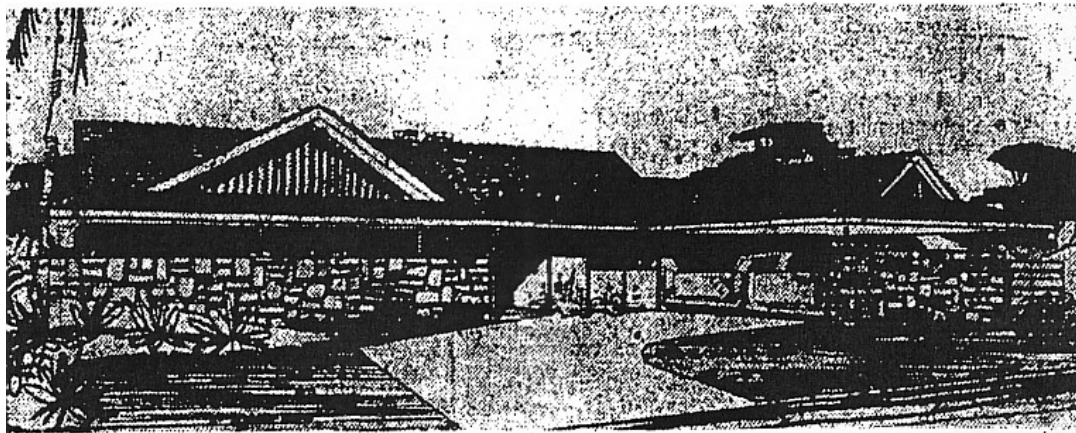
### **Citywide Historic Context Statement & Survey Findings**

**HISTORIC RESOURCES GROUP**

### *Vista Las Palmas (1956)*

In December of 1956, the Alexanders subdivided the first phase of Vista Las Palmas (1956-59). This included the area bordered by properties fronting the north side of Via Las Palmas to the north, properties fronting the south side of Regal Drive to the south, Via Monte Vista to the east, and Rose Avenue to the West. Because of its central location and adjacency to Las Palmas Estates, this development was targeted to a more upscale clientele than Twin Palms.

Vista Las Palmas was developed in three phases and these phases appear to be loosely tied to their architectural heritage. The first phase, in 1956, is the northern portion of the development from the north side of Via Las Palmas to the south side of Camino del Sur. Many of these designs are attributed to architect Charles E. DuBois. Phase II includes Rose Avenue and the southwestern bend of Abrigo Road with houses all attributed to Palmer & Krisel. Phase III was subdivided in 1959 and included Fairview, Tuxedo, and Cornet Circles along with Regal Drive; these houses are also attributed to Palmer & Krisel.<sup>575</sup>



Vista Las Palmas (1956-59, Palmer & Krisel) model home located at the corner of Via Las Palmas and Via Monte Vista. Source: "Article 19," *Los Angeles Times*, September 22, F9.

The three-bedroom plus maid's room designs for the Palmer & Krisel-designed homes in Vista Las Palmas included three rectangular floor plans and three versions of each plan.<sup>576</sup> One design included "...a striking porte-cochere option."<sup>577</sup> Placement of the carport on these designs varied from street-

<sup>575</sup> Inexplicably, the tract map for Las Palmas Number 3 predates the map for Las Palmas Number 2.

<sup>576</sup> The rectangular floor plans for Vista Las Palmas did not accommodate the rotation of the plans as Palmer & Krisel did in their designs for Twin Palms.

<sup>577</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.



facing to set at a right angle to the residence – contributing to a distinctive visual architectural cadence for this neighborhood. The designs feature long, low Mid-century Modern lines with varying rooflines of the butterfly, low-pitch, and folded plate. The model home was located at the corner of Via Las Palmas and Via Monte Vista. A second model home was located at 1215 Via Paraiso.<sup>578</sup>

The DuBois-designed homes in Vista Las Palmas featured “...floorplans with the living rooms angled at forty-five degrees and complementary stone walls likewise extended at that angle.”<sup>579</sup> DuBois is credited with the design of the “Swiss-Miss” houses that are dotted throughout Vista Las Palmas. These designs feature a distinctive A-frame roofline that projects above the rooflines of the surrounding houses. Based on the marketing materials, the steeply pitched A-frame elements which some have interpreted as alpine, may in fact draw more inspiration from Tiki or Polynesian architecture.



“Swiss Miss” home in Vista Las Palmas (c. 1956, Charles DuBois). Source: *Palm Springs Mid-Century Modern*, 22.

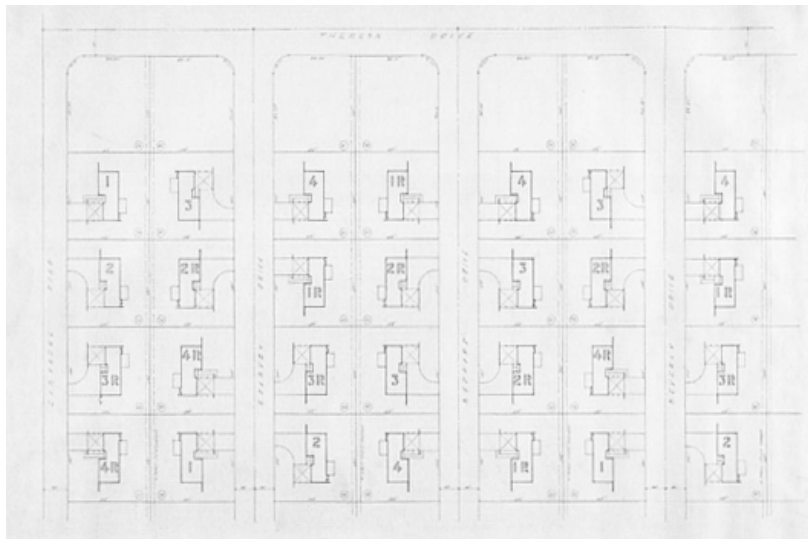
<sup>578</sup> A handwritten note by William Krisel in the Vista Las Palmas files at the Getty Research Institute indicates that “the Las Palmas Model Home was moved to Twin Palms.” Another letter from William Krisel to Paul and Michael dated October 17, 2006 indicates the new address was 922 E. Anza Road. Source: Flatfile 86.

<sup>579</sup> Harlan, *The Alexanders: A Desert Legacy*, 34.

### *Ramon Rise Estates (1956)*

Ramon Rise Estates (1956-58, Palmer & Krisel) consisted of a 106-parcel development bordered by Ramon Road to the north, Sunny Dunes Road to the south, Cielo Road to the east, and Compadre Drive to the west. The tract was subdivided by George R. Goldberg and Maurice Horner, Jr.<sup>580</sup> Goldberg, a Los Angeles-based real estate man, appears to have sold some of the parcels to the Alexander Construction Company. This includes 16 parcels at the north end of Roxbury, Bedford, Beverly, and Canon Drives, Compadre Road, and Cielo Road. Company partner Joe C. Dunas handled the project, and turned initially to Palmer & Krisel for designs. After the preparation of floor plans, plot plans, and elevations, Dunas engaged other designers to prepare the working drawings.<sup>581</sup>

According to the *Desert Sun*, the original developer of Ramon Rise, George E. Goldberg, partnered with Jack Meiselman in 1956 to construct a number of homes in the subdivision which were marketed as "Ramon Rise Estates."<sup>582</sup> Included among these were homes at 602, 630, 654, 676, and 688 Canon Drive, and 603, 631, 655, 677, 689, and 695 El Cielo Road.<sup>583</sup>



Plot plan for Ramon Rise Estates (1956-58, Palmer & Krisel) shows the alternating orientation for each house combined with the alpha-numeric variation of designs. Source: *The Alexanders*, 45.

<sup>580</sup> Tract map for this subdivision is illegible. The name may be Maurice Homer, Jr.

<sup>581</sup> Email from William Krisel, June 8, 2016.

<sup>582</sup> "Ramon Rise Groundbreaking Held," *The Desert Sun*, October 12, 1956.

<sup>583</sup> "Week's City Building Permits," *The Desert Sun*, November 30, 1956.

### *Enchanted Homes (1957-1958)*

The Enchanted Homes tract is located within the former Sunmor Estates which the Alexanders purchased from Sunmor developer A.R. Simon. It included three phases of Alexander development between December 1957 and February 1958. Although sources have attributed these homes to Palmer and Krisel,<sup>584</sup> the *Desert Sun* attributes phases two and three of this development to Richard R. Leitch (1922-2008).<sup>585</sup> Krisel recalls designing the preliminary drawings for the homes, but Alexander Company executive Joe Dunas later removed him from the project.<sup>586</sup> According to Krisel, the project was turned over to architect Anton Dalu, who was working in the Palm Springs area at the time as documented by the *Los Angeles Times*. Dalu's involvement cannot be verified at this time. A model home for the development was located at 2866 Livmor Avenue.

Phase one included the parcels along Andres Road and the four cul-de-sacs plus parcels to the east of Easmor Circle and along Farrell Drive north of Andreas Road. Phase two is bordered by Amado Road on the north, Andreas Road to the south, Farrell Drive to the east and Orchid Tree Lane to the West. Phase three is bordered by Amado Road on the north, Andreas Road on the South, Orchid Tree Lane on the east and Sunset Way on the west.



Advertisements for Racquet Club Road Estates (1958, Palmer & Krisel) touted the tract's proximity to the famous Racquet Club. L: Source: "Display AD 28," *Los Angeles Times*, November 26, 1961. R: Source: Racquet Club Road Estates Brochure, Private Collection of Donna Sherwood.

### *Racquet Club Road Estates (1958)*

Racquet Club Road Estates (1958-61, Palmer & Krisel) was by far the largest Palm Springs development by the Alexanders. It was developed in six phases and was bordered by Francis Drive to the north, the properties fronting the south side of Glen Circle and Via Escuela to the south, Avenida Caballeros south of Racquet Club Road, and Aurora Drive north of Racquet Club Road; the western boundary extends

<sup>584</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 44.

<sup>585</sup> "Hold Open House for New Enchanted Homes Grouping," *The Desert Sun*, May 22, 1958, 7.

<sup>586</sup> Email from William Krisel to Chris Menrad, January 2016.



almost to Indian Canyon Drive. At the outset of the project, the Alexanders constructed a storage warehouse on West San Rafael Drive at North Puerta del Sol (designed by Palmer & Krisel). The warehouse was a key factor in the success of the Alexanders' operation, as to avoid delays subcontractors were required to store all construction materials there before construction began.

The irregularly-shaped development (punctuated by Victoria Park and a school) was first developed at the northwest end, then the southeast, then the southwest, and finishing in the summer of 1960 to the northeast – just in time for the beginning of the 1960-61 season. In May of 1958, the Alexanders purchased a forty-acre site from the Bureau of Indian Affairs “near the Racquet Club” which may have been the portion of the development east of Victoria Park School.<sup>587</sup> The design employed a series of streets and cul-de-sacs of 100-foot wide lots. Once again, the Alexanders turned to Palmer & Krisel for Mid-century Modern post-and-beam designs. In the sales brochure, they were billed as the “nationally famous architectural firm of Palmer & Krisel.”<sup>588</sup> Of course, proximity to the legendary Racquet Club and views of the mountains were also key selling points.



Looking westward from Racquet Club Road Estates (1958-61, Palmer & Krisel), the largest of the Mid-century Modern-style Alexander tracts developed in Palm Springs. Breezeway and carport extension on the western side along with the butterfly roofline elongates the façade and gives the illusion of a larger house. Photo: Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

<sup>587</sup> “Indian Land Bids Total \$794,963 for 82 Acres,” *Los Angeles Times*, May 9, 1958, B6.

<sup>588</sup> Racquet Club Estates Sales Brochure, [www.racquetclubestates.com](http://www.racquetclubestates.com) (accessed January 2015).

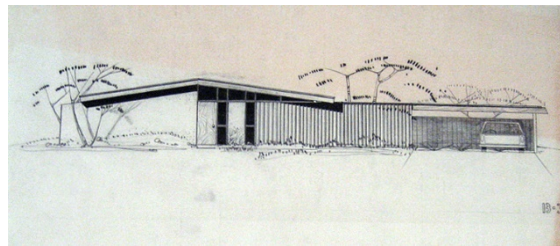
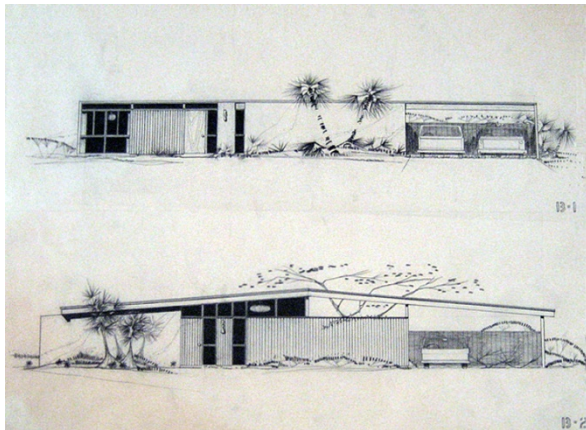
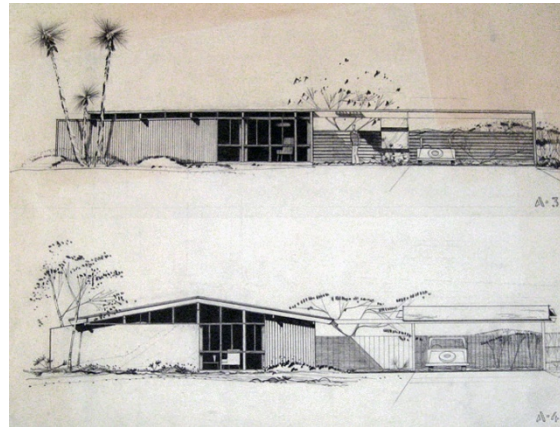
Using the super-efficient square plan, Krisel devoted the full expanse of the rear of the plan to living and dining space and moved the kitchen to the center of the plan. According to author James Harlan, two basic floor plans were used at the development and two additional plans were experimented with and abandoned.<sup>589</sup> A later marketing brochure for the development shows a plan with a kitchen now integrated into the living-dining space at the rear of the plan.



Interior of unit at Racquet Club Road Estates (1958-61, Palmer & Krisel). Floor to ceiling glass on the rear façades of these Mid-century Modern homes integrated exterior patio/pool areas and allowed dramatic views of the neighboring mountains. Photo: Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Five different rooflines (butterfly, gable, low-pitch gable, side-gable, and flat) incorporated a carport and breezeway, creating a series of long, low horizontal façades along the street. Clerestory windows captured mountain views to the west. Palmer & Krisel laid out the specific combinations of floor plan and roofline on each parcel to maximize privacy and views, and to maintain an engaging visual architectural cadence.

<sup>589</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 38.



Elevations for Racquet Club Road Estates (1958-61, Palmer & Krisel) show five different rooflines employed in the tract: butterfly, flat, side gable, front gable, low-pitch front gable. Source: William Krisel Archive, Getty Research Institute.

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Model homes for the development included 325 Francis Drive and 289 Racquet Club Road (Palmer & Krisel architects, interiors by Arthur Elrod, landscape design by Don Crabtree). Sales were brisk and a marketing brochure for later phases of the development read, “Here your neighbors will number among them world famous personalities in the entertainment, business and professional world – people who have complete freedom of choice.”<sup>590</sup>

Racquet Club Road Estates received national attention in the architectural trade press with a feature in the June 1961 issue of *House and Home*. The development also earned several awards, including the National Home Builders Association Award of Merit in 1961.



Advertisement for Racquet Club Road Estates promoting “national award-winning homes [with] beauty, comfort and value for the most discriminating buyer.”

<sup>590</sup> Racquet Club Road Estates Brochure, Private Collection of Donna Sherwood, [www.racquetclubestates.com](http://www.racquetclubestates.com) (accessed January 10, 2015).

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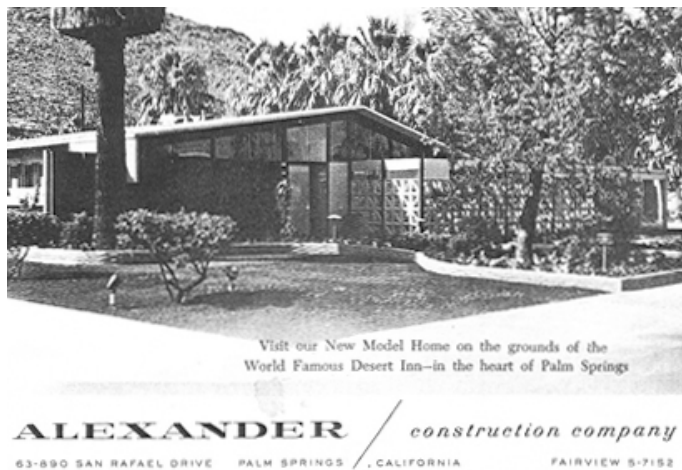
City of Palm Springs

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### *Golden Vista Estates (1960)*

In a new variant on the “resort stay to home sales” recipe, the Alexanders purchased the Desert Inn in 1950. In 1960, to promote their new residential venture, Golden Vista Estates, they erected a model home on the grounds of the Desert Inn.<sup>591</sup> Golden Vista Estates (1960, Palmer & Krisel) expanded the Vista Las Palmas offerings to the south; the tract is bounded by Via Monte Vista on the east, Leisure Way on the south, N. Rose Avenue on the west, and the properties on the south side of W. Regal Drive on the north. Here the developers offered three floor plans: two modified versions of the square Twin Palms plan and a larger four-bedroom/three bath plan that included a courtyard at the entryway.<sup>592</sup> A second model home for the tract was constructed at 963 Via Monte Vista.



Ad showing new model home on the grounds of the Desert Inn after the hotel was purchased by the Alexanders. Source: *Palm Springs Villager*, December 14, 1960, 18.

<sup>591</sup> According to James R. Harlan, the model home was moved in 1961 to the corner of Anza Drive and Joshua Tree Place.

<sup>592</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.



### *Calcor Prefabricated Homes/Steel Development Houses (1961-1962)*

The advantages of prefabricated steel homes in the desert climate had been on developers' radar in Palm Springs since the 1930s. Now experiments in steel home construction on a mass scale were born out of an ethos of factory-based production which developed as part of the war effort and which continued into the postwar years. As described in *Architectural Forum* in 1951:

Today these three features: industrialization, flexibility and modular order are found only in a handful of custom-designed houses. Years from now they may well be found in half the houses in the United States – and the home-building industry will be able to point to higher quality, lower cost and better living as a result.<sup>593</sup>

Despite ambitious predictions, the building industry was slow to embrace the steel house for tract housing development. In 1955, noted developer and proponent of modern architecture, Joseph Eichler, commissioned the architectural firm Jones and Emmons (A. Quincy Jones and Frederick E. Emmons) to design an experimental exhibition house, the X-100, to explore the potential of residential steel frame construction for middle-class housing developments. While Eichler did not intend to put the X-100 into production, it garnered national media attention.<sup>594</sup>



This drawing shows the three rooflines: flat, clerestory, and folded plate giving the neighborhood an interesting visual appearance. Source: "AD Classics: Steel Pre-Fab Houses / Donald Wexler," *ArchDaily*, August 20, 2011.

In 1962, the Alexanders made a foray into steel housing development. Donald Wexler approached the Alexanders with the idea for using the Calcor steel wall system to which he had been introduced by Bernard Perlin, a Calcor engineer. The Alexanders decided to work with Wexler to develop steel tract housing in their 1961 tract north of the Racquet Club subdivision. As a result, the Steel Development Houses project, also known as Calcor Prefabricated Homes and Alexander Steel Homes, was born in

<sup>593</sup> "Preview of the Future," *Architectural Forum*, November 1951, 214-215.

<sup>594</sup> Brooke Hodge, ed., *A. Quincy Jones: Building for a Better Future* (Los Angeles, CA: Hammer Museum), 2013, 164.

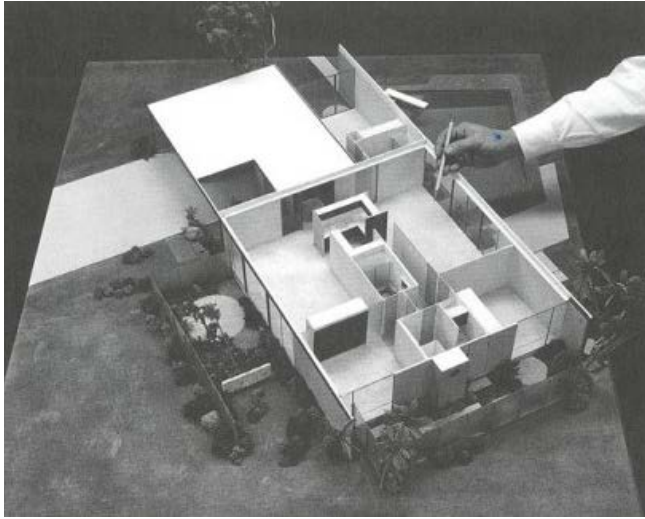
partnership with the Columbia-Geneva Division of U.S. Steel and Calcor (a.k.a., Rheem Manufacturing Company) of Huntington Park, California. The 1,400 square foot homes were priced at \$13,000-\$17,000 plus the cost of the land.<sup>595</sup> The landscape design was by local landscape architect David Hamilton.



Rear façade of the steel house with folded plate roofline (1961-62, Donald Wexler or Wexler & Harrison). Source: *Steel and Shadow: The Architecture of Donald Wexler*, 23.

Architecturally, the use of a steel frame freed the interior of load bearing walls and enabled an open plan. A nine-by-thirty-six foot central core contained the kitchen and bathrooms, and the rest of the plan was flexible. Composed primarily of steel and glass, the houses feature eight-foot high glass sliding doors and stationary panels and the designs are quintessentially Mid-century Modern in style. The houses were designed with three different rooflines (flat roof, raised with clerestory, and folded plate) to give the identical pre-fabricated house development an interesting visual architectural cadence from the street.

<sup>595</sup> Adele Cygelman, *Palm Springs Modern* (New York: NY: Rizzoli), 1999, 142.



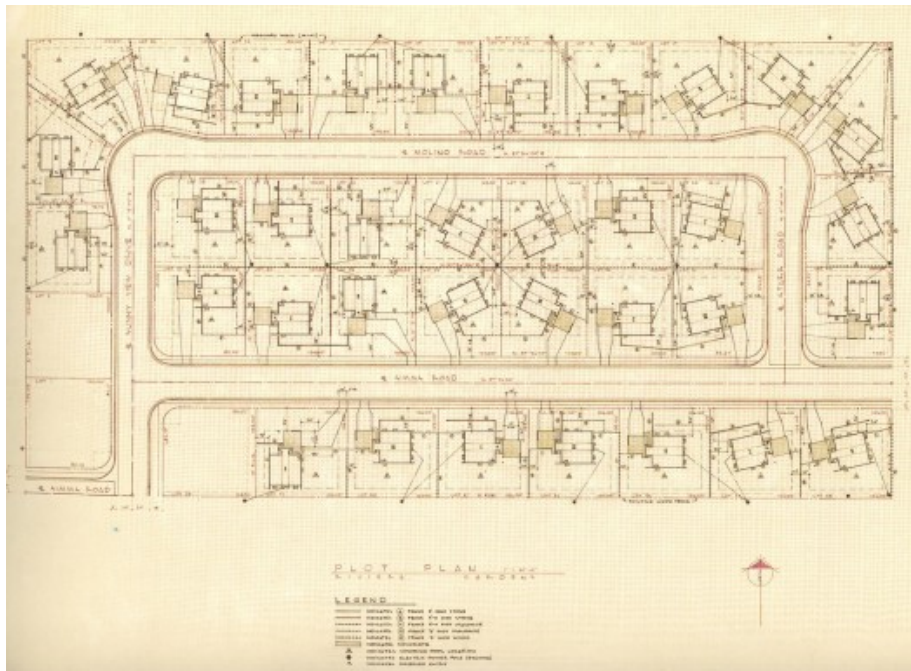
L: Architect Donald Wexler showing the design for one of the model houses. Note the central utility core and how interior partition walls are freed from being load bearing by the steel frame. Large expanses of glass through stationary and sliding doors integrate interior and exterior spaces in the classic Mid-century Modern style. R: The prefabricated steel houses were erected on their lots in three days. Here a crane lowers the basic frame of a model house on its concrete pad. Source: <http://www.racquetclubestates.com/Steel%20History.html>



With the use of the Calcor system, the homes utilized a unique combination of factory prefabrication and on-site assembly or “a factory in the field.”<sup>596</sup> The cores were prefabricated in the factory at the same time that concrete slabs were poured to a steel template. Non-load bearing walls came in large sections and were bolted into the concrete slab foundation. The result was a practical construction process that required only three days to complete.

<sup>596</sup> *Journeyman Architect: The Life and Work of Donald Wexler*, director by Jake Gorst (Palm Springs, CA: Jonamac Productions, 2009).





The thirty five-home steel house subdivision as originally envisioned for Tract 2085. Only seven homes were ultimately constructed due to a hike in steel prices. Source: "AD Classics: Steel Pre-Fab Houses / Donald Wexler," ArchDaily, August 20, 2011.

The Alexanders planned to develop 35 of the lots with steel housing.<sup>597</sup> The first three of the seven model homes were started in late 1961 and opened to the public in March of 1962;<sup>598</sup> the remaining four houses were constructed in phase two.<sup>599</sup> During the construction of the second phase, Calcor was purchased by a larger firm and the price of steel was raised. According to Donald Wexler, "The Alexanders wouldn't have any of it – they refused to pay more...someone had to be the pioneer. They were very powerful and all the other developers were watching them to see what would happen."<sup>600</sup> Ultimately, the higher cost of steel priced them out of the market and the plans for the tract were derailed.<sup>601</sup> The Steel Development Houses were published in *Architectural Record* and named Record House of 1963.

In 2001, the City of Palm Springs made the seven Steel Development Houses a Class 1 Historic Site. In 2012, Steel Development House No. 2 (3125 North Sunny View Drive) was listed in the National Register of Historic Places.

<sup>597</sup> Oscar Lopez, "AD Classics: Steel Pre-Fab Houses / Donald Wexler," *ArchDaily*, August 20, 2011, <http://www.archdaily.com/?p=155411> (accessed December 8, 2014).

<sup>598</sup> Racquet Club Estates, <http://www.racquetclubestates.com/Steel%20History.html> (accessed January 2015).

<sup>599</sup> The seven houses were constructed at 290 E. Simms Road; 300 and 330 E. Molino Road; and 3100, 3125, 3133, and 3165 N. Sunny View Drive.

<sup>600</sup> Adele Cygelman, *Palm Springs Modern* (New York, NY: Rizzoli, 1999), 142.

<sup>601</sup> On the remaining lots in the tract, the Alexanders built Riviera Gardens (1963-64). These were more traditional wood-frame Ranch-style houses. The model home was located at 370 Simms Road. James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 42.

### *New Riviera Gardens (1961-62)*

When further development of the steel houses was abandoned due to increased cost, the Alexanders turned to selling off the rest of the subdivision with more traditional designs. This development was known as New Riviera Gardens (a.k.a., Riviera Gardens and Riviera Gardens Estates). Although the tract had been subdivided in 1961, the steel house project delayed construction in New Riviera Gardens until 1963-64.

Referred to as “Sunshine Homes” in advertising, the homes were conventional Ranch style in design and the model was located at 370 Simms Road.<sup>602</sup> New Riviera Gardens was unique among Alexander developments in that it offered a common pool and recreation area – the Riviera Gardens Recreation Club. Usage of the pool and cabana area were limited to residents of Riviera Gardens and ownership was held by all “owner members.”<sup>603</sup> It featured “the nation’s first prefabricated pool house,” manufactured by Anthony Pools, Inc., South Gate.<sup>604</sup> The cabana, with roof sections constructed of colored fiberglass, contained a dressing room. The new amenity proved popular as New Riviera Gardens was sold out by July of 1965.<sup>605</sup>

### *Las Palmas Summit (1962)*

In October of 1962, Las Palmas Summit<sup>606</sup> (1962, Charles E. DuBois), a tract of twenty homes including the north end of Los Robles Drive, Friar Court, and Capistrano Court, was developed by Alexander partner Joseph C. Dunas (1900-1987). Advertisements for the homes differentiated them from other Palm Springs offerings by evoking popular culture’s increasing interest in Hawaii as a vacation destination: “Where island living meets desert living, the ‘all seasons’ home designed for year round living.” Sales agent, “Aloha-Bob Paine” was on hand to provide “Hawaiian Hospitality.”<sup>607</sup> According to author James R. Harlan, 1211 Los Robles was likely the model home for the development.<sup>608</sup>

### *Farrell Canyon Estates (1963)*

By February 1963 the Alexander Construction Company had built over \$50 million worth of homes.<sup>609</sup> In December 1963, following the continued eastern movement of residential development in Palm Springs, the Alexanders subdivided Farrell Canyon Estates (1963), which included San Joaquin and San

<sup>602</sup> Advertisement, *The Desert Sun*, April 3, 1964, 20.

<sup>603</sup> Advertisement, *The Desert Sun*, July 4, 1964, 12.

<sup>604</sup> Untitled Article, *The Desert Sun*, June 19, 1964, no page. It is unknown if the pool is extant.

<sup>605</sup> Advertisement, *The Desert Sun*, July 23, 1965, 14.

<sup>606</sup> Also known as Tract 2421.

<sup>607</sup> “Aloha Las Palmas Summit Ad,” *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

<sup>608</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 34.

<sup>609</sup> “Display Ad 11,” *Los Angeles Times*, February 17, 1963, 13.



Mateo Drives North of Sonora Road and San Mateo Circle northwest of Farrell Drive. The 57-parcel development featured six elevation designs that evoked the exotic and international including Parisian, Mediterranean, Granada, and Tiki.<sup>610</sup> The Parisian featured a distinctive mansard roof. The model home, the “Spanish Ranchero” model was located at 1350 S. Farrell Drive.<sup>611</sup>

Farrell Canyon Estates was frequently cross-promoted with other Alexander developments in Palm Springs including Araby Estates and Sunrise Estates, both subdivided in 1964. Ads for the subdivisions reveal the pressure on residential developments within city limits from encroaching developments in other desert communities, and the higher cost of the land ownership model in comparison to the less expensive developments on leased Agua Caliente Indian Reservation lands.

In 1965, the Alexanders once again approached Palmer & Krisel with the intention of expanding Farrell Canyon Estates to the parcels south of Sonora Road. Plans were drawn and a plot plan developed for a new kind of Alexander development: 48 single family residences located around a common recreation area with swimming pool.<sup>612</sup> This project was cut short, however, by the death of the Alexanders in a plane crash on November 15, 1965. The family was on their way to Los Angeles to celebrate the opening of a luxury high-rise building by Robert Alexander’s brother-in-law, Sheldon Appel.<sup>613</sup>

#### *Desert Lanai (c. 1963)*

The Alexanders also decided to try their hand at the co-op apartment market. This project, Desert Lanai, was developed in at least three phases. Models included a two-bedroom/two deluxe baths and a one-bedroom-plus-den configuration.<sup>614</sup> Like other co-op communities, Desert Lanai offered buyers a property that would be “maintained to perfection, whether you are here or not.”<sup>615</sup> The model apartment was located at 1707 E. Tachevah Road, at Sunrise Way.

#### *Araby Estates (1964)*

Araby Estates, a small 40-parcel tract bordered by Sonora Road on the north, Avery Drive on the south, Beverly Drive on the east, and the properties fronting the west side of La Brea Road on the west, featured a wide range of exterior designs similar to Farrell Canyon Estates. The three-bedroom/two-bath plans featured lanais and enclosed, detached garages. Two model homes were located at 2996 Avery

<sup>610</sup> “Farrell Canyon Draws Visitors from Far Away,” *Los Angeles Times*, May 2, 1965, 120.

<sup>611</sup> Advertisement, *The Desert Sun*, May 14, 1964, 13.

<sup>612</sup> Flatfiles 369-370, William Krisel Papers, Getty Research Institute.

<sup>613</sup> *Next*, September 1999, 28.

<sup>614</sup> “Display Ad,” *The Desert Sun*, May 31, 1963.

<sup>615</sup> “Display Ad,” *The Desert Sun*, April 21, 1964.

Drive (1965) and 2988 Avery Drive (1965).<sup>616</sup> Later, another model home was located at 2955 Sonora Road.<sup>617</sup>

Ads in the *Desert Sun* for Araby Estates tout “The address is Palm Springs...The architecture is international.” Six elevations were featured: the Polynesian inspired “Bali Hai” and “Tiki” models, the mansard-roofed “Parisian,” the Ranch style “Casa Grande,” the Spanish arched façade of the “Granada,” and the columned “Mediterranean.” Featured amenities included a “circulating floor-plan,” open living rooms with sliding glass doors in every direction, luxurious master suites with Roman tubs, underground utilities, and air conditioning.”<sup>618</sup>

Your own luxurious  
3-Bedroom, 2-Bath Home  
in the City of Palm Springs  
(land included!)

Complete from  
**\$29,450**  
ONLY \$1950 DOWN

*The "PARISIAN"*

Choose From Six Different Attractive Exterior... This is the way to live in Palm Springs! You live within the city limits—close in and enjoy all municipal services and advantages. Your home has 3 bedrooms; 2 baths, lanai, a big double closed garage. And it's your home and your land—easy to buy, easy to finance and you gain by future value increases. These are luxury homes with refrigerated air-conditioning; gas forced-air heat; wall to wall carpeting; built-in range and oven; disposal and dishwasher. Your large view lot is fenced, the driveways are cement, the streets and sidewalks are paved and utilities are underground. Visit Palm Springs this weekend. See these Alexander-built homes. They are real values and you'll want one.

**Araby Estates** Close to Everything in Palm Springs  
San Bernardino Freeway to Palm Springs Off-Ramp. Follow Palm Canyon Drive then North at Araby Drive.  
Furnished Model by Noel P. Bins • 2996 Avery Drive • Telephone (714) 327-5177

Other Alexander-built values:  
In Palm Springs also see the few remaining homes at Farrell Canyon Estates (\$1950 down.) The Alexander man will give you directions when you visit fabulous Araby Estates.

Almost a Third of Palm Springs' Permanent Home Owners Have Bought Alexander-Built Homes. There's a reason - VALUE!

Ad for Araby Estates (1964-66) shows the Parisian-themed model.  
Source: “Display Ad 41,” *Los Angeles Times*, April 3, 1965, B9.

<sup>616</sup> “Display Ad 28,” *Los Angeles Times*, May 29, 1965, B3.

<sup>617</sup> “Araby Estates Classified Ad,” *The Desert Sun*, October 7, 1965, 15.

<sup>618</sup> “Araby Estates Classified Ad,” *The Desert Sun*, October 7, 1965, 15.

### *Sunrise Estates (1964)*

In 1964 the Alexanders developed Sunrise Estates, a 21-parcel development that included the cul-de-sacs at Buttonwillow Circle and Cibola Circle, with six homes on Biskra Road and three on Cerritos (Tract 2809). At \$19,900, homes in Sunrise Estates were at a lower price point than other Alexander Homes available during this period. The designs are based on the same floor plans as the Golf Club Estates homes.<sup>619</sup>

After the plane crash that killed the father and son development team, the brother of Robert Alexander's wife Helene, Sheldon L. Appel (1931-1999) oversaw the company's projects in progress. Appel was a major Los Angeles developer in his own right – with millions of dollars in residential and commercial projects to his credit. Appel oversaw the sales of projects under construction but curtailed any new design and development.<sup>620</sup> Appel, however, ultimately acquired the parcels adjacent to the Farrell Canyon Estates development and subdivided them himself as Tract No. 3620 (a.k.a. La Reina Estates) in 1970 and Tract 8789 in 1978.

Had the lives of the Alexanders not been tragically cut short, additional residential projects would have been realized by the Alexander Construction Company in Palm Springs. Projects on the boards at the time of their deaths included the redevelopment of the twelve-acre Desert Inn property into a combination hotel/residential development, and a restoration of the Racquet Club facility and the construction of condominiums.<sup>621</sup>

<sup>619</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 52.

<sup>620</sup> William Krisel email to the author, February 16, 2015.

<sup>621</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 52.

### Sub-theme: Golf Course Residential Development (1960-1969)

While Palm Springs had long been known as a spot for “fun in the sun” and active outdoor recreation, in the years following World War II the desert became synonymous with the sport of golf.<sup>622</sup> Prior to 1950, the city of Palm Springs was home to only two golf courses: the small nine-hole course that had been laid out behind the Desert Inn in 1926 by Thomas O'Donnell; and Cochran Ranch, a nine-hole course opened in 1944.<sup>623</sup> The scarcity and high cost of water made golf courses an expensive proposition.<sup>624</sup>

That changed in 1951 when Thunderbird Ranch in Rancho Mirage was transformed into a golf community. Thunderbird quickly became the premier postwar housing development in the Coachella Valley.<sup>625</sup> It was distinctive in that residential parcels were integrated into course design. In addition to fairway vistas, the homes came with private country club membership. This innovative business model was enabled by the simultaneous development of golf carts, air conditioning, jet-age travel, and increased media exposure. The golfing habits of President Dwight D. Eisenhower and, ultimately, the creation of the Palm Springs Desert Classic tournament in 1960 popularized the sport across the nation.<sup>626</sup> By 1967, *Golf Digest* magazine reported that “communities that have been purposely planned and developed with a golf course as the focal point of neighborhood life have taken hold in this country with 125 locations in over twenty states.”<sup>627</sup> As of 1967, 400,000 people were living in these communities.<sup>628</sup>

By 1965, golf was “the major attraction in the Palm Springs area.”<sup>629</sup> Golf lured thousands of visitors to Palm Springs. Once there, they soon “started thinking of owning a home or a condominium.”<sup>630</sup> While some of the communities were planned for the very wealthy, many were created for people with middle-class incomes. The advent of golf carts meant that the elderly could easily play the sport. Carts also led to faster rounds with more foursomes able to play. By 1972, the *Los Angeles Times* had proclaimed the area the “Golf Capital of the World.”<sup>631</sup>

<sup>622</sup> Lawrence Culver, *The Frontier of Leisure* (New York: Oxford University Press, 2010), 189.

<sup>623</sup> The failed golf course associated with the El Mirador resort was replaced by housing starting in the mid-1930s.

<sup>624</sup> The discovery of a vast underground reservoir beneath the Whitewater River channel also enabled the development of golf course communities in Palm Springs.

<sup>625</sup> Although Thunderbird Ranch is not located within the City of Palm Springs, it is discussed here because of the impact it had on golf course development in the Coachella Valley during this period.

<sup>626</sup> The tournament was held at five clubs: Thunderbird, Bermuda Dunes, Indian Wells, Eldorado, and Tamarisk.

<sup>627</sup> *Golf Digest*, November 1967.

<sup>628</sup> *Golf Digest*, November 1967.

<sup>629</sup> George Lundgren, “In Palm Springs Fun Comes First,” *Los Angeles Times*, September 12, 1965, 12.

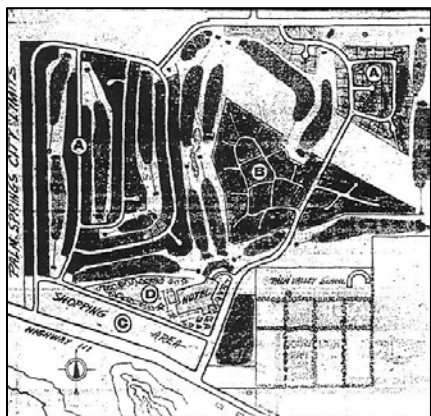
<sup>630</sup> Shav Glick, “A Dream Come True: Golf is Not Just a Game, It's a Way of Life in the Desert,” *Los Angeles Times*, April 28, 1972, H1.

<sup>631</sup> Shav Glick, “A Dream Come True: Golf is Not Just a Game, It's a Way of Life in the Desert,” *Los Angeles Times*, April 28, 1972, H1.

### Palm Springs Golf Club (1958)

One of the early residential golf communities in Palm Springs, the Palm Springs Golf Club (a.k.a. Palm Springs Municipal Golf Course and the Tahquitz Creek Golf Resort), dates back to 1958 (although it was not fully realized until the 1970s). The vision for the \$15,000,000 project included residential areas bordering the fairways of the golf course, a hotel and a shopping center. The 332-acre parcel along Highway 111 had been purchased in 1956 from Pearl McManus by the Palm Springs Capital Company (a holding company for the Palm Springs Turf Club) as a site for a horse-racing track.<sup>632</sup> At the time it was east of the Palm Springs city limits. When the California Horse Racing Board refused to grant the Turf Club a license in 1957, the holding company changed plans and partnered with Morton B. Zuckerman, President of the Westview Development Corporation, to turn it into a residential golf community. Zuckerman was a noted residential and commercial developer from Chicago. Frank Bogert was executive vice president of the Westview Development Corporation. For the housing development, Westview turned initially to architect William M. Bray (1905-1998) for the design of 350 units. Between 1961 and 1965,<sup>633</sup> Westview constructed the houses along Broadmoor Drive, Brentwood Drive, Bob O Link Drive and Cherry Hills Drive, Menlo Circle, and Oswego Circle.<sup>634</sup>

The vision for the development included the eighteen-hole championship golf course (1958-59, Lawrence Hughes), 240 single-family residences, plus 300 “garden cottages” that would feature swimming pools, and recreation and sports facilities. Owners were to automatically become members in the private country club.<sup>635</sup> Ads in the *Palm Springs Villager* not only touted these amenities, they featured a green map of the course and integrated home sites. Increasingly, however, the development began to face financial difficulties and on July 1, 1959 Westview turned over control of the course to the City of Palm Springs and it became a public course.<sup>636</sup>



The overall plan for the Palm Springs Golf Club included single-family homes along the fairways, a hotel, commercial shopping center, and garden cottages. Note how development lies just outside the city limits to the west. “Huge Development Set for Palm Springs Area,” *Los Angeles Times*, July 27, 1958, F8.

<sup>632</sup> “Land Sold for Race Track,” *Los Angeles Times*, January 18, 1956, 25.

<sup>633</sup> Pending confirmation of dates.

<sup>634</sup> The project team is in contact with the architect’s son, Roger Bray, to locate historic material on the plans for these houses.

<sup>635</sup> “Huge Development Set for Palm Springs Area,” *Los Angeles Times*, July 27, 1958, F8.

<sup>636</sup> “In Black and White,” *Corona Daily Independent*, April 21, 1959, 6.



### Canyon Country Club (1961)

The 368-parcel subdivision Canyon Country Club (1961-1965)<sup>637</sup> was developed by the Golf Club Sales Company. The clubhouse (designed by Wexler & Harrison) opened on New Year's Eve 1961. It is located on Agua Caliente reservation land and cost \$50 million. The Canyon Country Club was the culmination of efforts by Andrew Catapano and Harold M. Simon of the Palm Canyon Country Club, Inc. after years of complicated negotiations with the tribe. Ultimately, it became the largest Indian land lease in American history.<sup>638</sup>



View of Canyon Country Club (1961, Donald Wexler and Richard Harrison) from Murray Canyon Road looking northwest shows integrated homes and fairways. Source: Agua Caliente Cultural Museum.

The Golf Club Sales Company was a subsidiary of the New York-based First National Realty & Construction Corporation owned by Robert Grundt. Grundt started out building residential developments on Long Island shortly after the war; he built the business to a publicly-held corporation and by 1963 had developed more than 4,000 apartments in fourteen buildings in Manhattan.<sup>639</sup> Grundt was a long-time winter resident of Palm Springs. In 1963, Grundt established a West Coast office in Los Angeles and began developing high rise apartment buildings along the Wilshire corridor in the Westwood neighborhood, and in Phoenix, Arizona. Grundt described the process for Canyon Country Club:

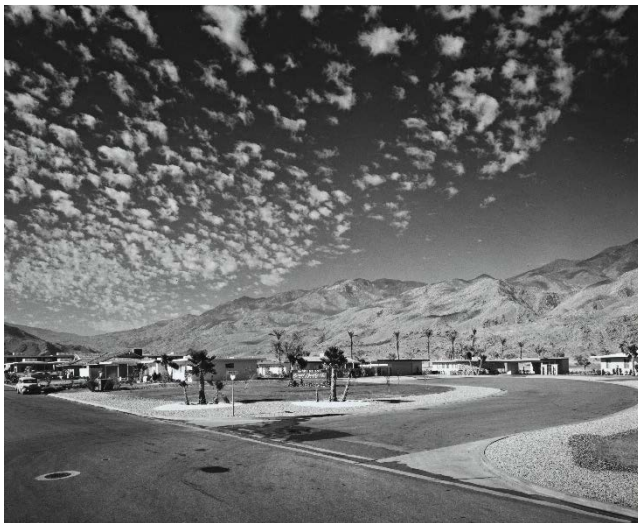
<sup>637</sup> The original name of the club was "Wind Free" but it was quickly changed to Canyon Country Club.

<sup>638</sup> "Canyon Country Club," Clipping File, Palm Springs Historical Society.

<sup>639</sup> "Reach for the Sky," *Los Angeles Times*, April 21, 1963, 11.

Our introduction to Southern California in Palm Springs was one of the most fascinating and challenging experiences in my career. We were finally successful in arranging the first utilized lease on property owned by the Agua Caliente Indians...it was owned by no less than twenty five families and it took more than a year of negotiations before we finally concluded all the details of the master lease—which was about three inches thick...<sup>640</sup>

The custom home development was built in four phases: after the initial 168 parcels within the golf course were subdivided, parcels along the perimeter streets were subdivided annually in 1963, 1964, and 1965. To create interest in the subdivision, a “Plaza of Model Homes” was built—the eight residences on Bonita Circle.<sup>641</sup> Homes in the subdivision (along Caliente Road) were designed by Stan Sackley; designs for the 1963 homes along Yosemite Drive are attributed to contractor A. Belden Crist.<sup>642</sup>



Canyon Country Club “Plaza of Model Homes” on Bonita Circle (1961, Wexler & Harrison). Photographed by Julius Shulman, 1963. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

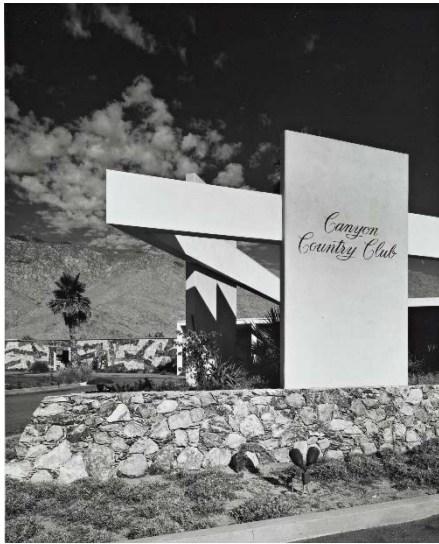
Originally completed in 1961, the Mid-century Modern style Clubhouse located at 1100 E. Murray Canyon Drive was V-shaped in plan with an expressive triangle-shaped porte-cochère at its center. The design was a precursor to the similar Palm Springs Airport Terminal. The building also featured large, abstract stone murals crafted by a local stonemason.<sup>643</sup> Large expanses of glass took advantage of the golf course and mountain vistas.

<sup>640</sup> “Reach for the Sky,” *Los Angeles Times*, April 21, 1963, 11.

<sup>641</sup> Canyon Country Club Estates Ad, *Palm Springs Life*, April 30, 1970, 14.

<sup>642</sup> “Canyon Country Club,” <http://www.architecturalproperties.net/neighborhoods/canyon.html> (accessed November 17, 2014).

<sup>643</sup> Lauren Weiss Bricker and Sidney Williams, *Steel and Shade: The Architecture of Donald Wexler* (Palm Springs, CA; Palm Springs Art Museum, 2013), 81.



Canyon Country Club Clubhouse (1961, Wexler & Harrison). Photographed by Julius Shulman, 1963. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Initially, due to its remote location, Canyon Country Club had a difficult time attracting members. However, a partnership with the Palm Springs Racquet Club helped boost its popularity and draw celebrities and politicians. Famous people associated with the club include Walt Disney, who purchased properties along the second hole of the course and donated a copper fountain to the club, erected between the ninth and eighteenth holes. In 1963, the course became the location of the annual Frank Sinatra Invitational golf tournament.<sup>644</sup> That same year the public south course was opened.

#### Golf Club Estates (1961)

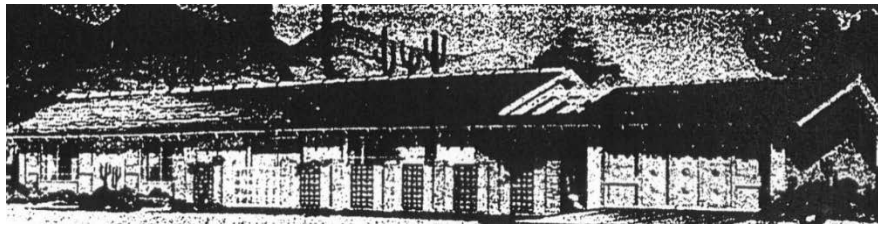
In the early 1960s the Alexanders embraced the new trend of golf course-based residential development. To capitalize on general proximity to the Palm Springs Golf Club (a.k.a. Palm Springs Municipal Golf Course and the site of present-day Tahquitz Creek Golf Resort), in April of 1961 the Alexanders subdivided Golf Club Estates (1963-64, L.C. Major and Associates). Marketed as “accessible to the greens by golf cart,” ads for the development also refer to Palm Springs as “the nation’s winter golf capital.”<sup>645</sup>

This group of 52 homes is bounded by the properties fronting the north side of Par Drive to the north, the properties fronting the south side of Eagle Way to the south, the properties fronting the east side of Birdie Way to the east, and Bogie Road to the west. Construction followed the familiar pattern of one, three-bedroom floor plan and seven different designs for the exterior. Photographs indicate the plan

<sup>644</sup> “Remember When,” *The Desert Sun*, November 7, 1973, no page. “Golf Classic Renamed,” *The Desert Sun*, August 10, 1964.

<sup>645</sup> “50 Dwellings at Spa Planned,” *Los Angeles Times*, May 26, 1963, O11.

may be the same as that used for Araby Estates. Designs for Golf Club Estates were a modest, Modern Ranch style, often with decorative concrete block screen walls.<sup>646</sup>



Design for Golf Club Estates (1963-64, L.C. Major) matching a unit currently located at 1965 Divot Lane. Source: "50 Dwellings at Spa Planned," *The Los Angeles Times*, May 26, 1963, O11.

### Green Fairway Estates (1964)

In early 1964 Robert and George Alexander subdivided the easternmost streets of the Palm Springs Golf Club subdivision: Pebble Beach Drive and Lakeside Drive.<sup>647</sup> Their development consisted of 55 parcels that they named "Green Fairway Estates." In marketing materials and advertising, the Alexanders turned the lack of exclusivity associated with being on a public (versus a private) golf course into a selling point: "because it is a municipal course, there are no membership charges – only low green fees when you play."<sup>648</sup> Other selling points included "golf-course living...with a golf course as your backyard," a "bi-functional floor plan" with "quiet areas separated from active living area," and oversized garages to accommodate an electric golf cart.<sup>649</sup>

For the design of these homes the Alexanders worked with Wexler & Harrison, who designed a three-bedroom and a four-bedroom plan along with nine different exterior designs. In plan, the designs are identical and divided into two distinct pavilions: one public and one private linked by a central entry. The four-bedroom plan includes the simple addition of another bedroom and bathroom completing the square of the public pavilion. Six of the nine exterior designs reflect a simple Mid-century Modern style (Gleneagles, St. Cloud, Wentworth, Hague, Maracaibo, and St. Andrews plans); there were three more "exotic" designs that evoke resort destinations (e.g. the Royal Singapore and Southwestern/Tunisian style Capilano models). With such a high ratio of designs to developed units (6:1), the streets of Green Fairway Estates resembled a custom home development instead of a standardized tract. According to Wexler, it was his architectural partner Richard Harrison who "provided the tropical touch."<sup>650</sup> The designs also feature prominent masonry accents.

<sup>646</sup> "50 Dwellings at Spa Planned," *Los Angeles Times*, May 26, 1963, O11.

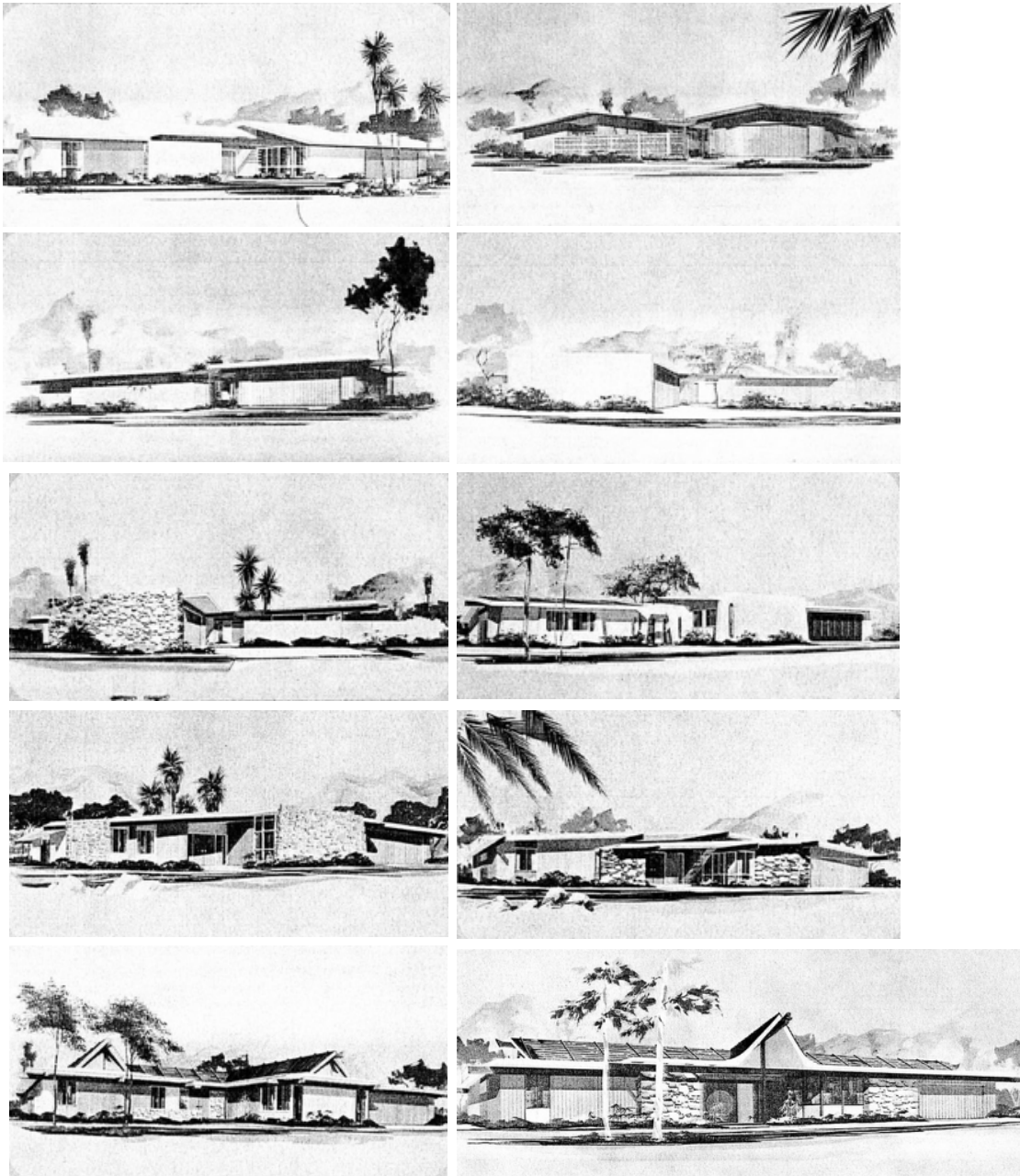
<sup>647</sup> Green Fairway Estates was one of the last subdivisions built by the Alexanders before their tragic death in a plane crash in November of 1965.

<sup>648</sup> "Display Ad 18," *Los Angeles Times*, November 13, 1965, 19.

<sup>649</sup> "Green Fairways Estates Sales Brochure," Private Collection.

<sup>650</sup> Jack Levitan, "Green Fairway Estates," <https://www.eichlernetwork.com/article/green-fairway-estates-palm-springs> (accessed November 19, 2014).





The ten different elevations for Green Fairway Estates, designed by Donald Wexler with his partner Richard Harrison. Source: Green Fairway Estates sales brochure, <https://www.eichlernetwork.com/article/green-fairway-estates-palm-springs>. Starting Top Left: Elevation A, St. Andrews; Elevation B, The Hague; Elevation C, Gleneagles; Elevation D, St. Cloud; Elevation E, Maracaibo; Elevation F, Capilano; Elevation G, Wentworth; Elevation H, Royal Melbourne; Elevation I, Belhi; Elevation J, Royal Singapore.

**FINAL DRAFT – FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

**HISTORIC RESOURCES GROUP**



**POST-WORLD WAR II SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (1945-1969): ELIGIBILITY****Property Type: Single-family residence**

The post-World War II population boom coincided with the peak of Modern architecture's popularity in Southern California, and Palm Springs has a vast number of architecturally significant single-family residences from this period designed by prominent local and regional architects of the period. Individually significant examples are custom-designed homes located throughout the city. Examples include the Kaufmann House, 470 W. Vista Chino (HSPB-29B); the Loewy House, 600 W. Panorama Road (HSPB-33); Frey House II, 686 W. Palisades Drive (HSPB-33); the Carey House, 651 W. Via Escuela (HSPB-33); the Grace Miller House, 2311 N. Indian Canyon Drive (HSPB-45); and the Edris House, 1030 W. Cielo Drive (HSPB-46).

**Applicable Eligibility Criteria**

An individual single-family residence may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
B/2/2 (Person) <sup>651</sup>	For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of Palm Springs, or who gained significance within their profession. Homes associated with people in the entertainment industry are evaluated under a separate context. Properties eligible under this criterion are those associated with a person's productive life, reflecting the time period when he or she achieved significance.
C/3/4,5 (Architecture)	As an excellent example of an architectural style or method of construction from the period, or as the work of a master builder, designer, artist, or architect. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section.

<sup>651</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local.

### **Property Type: Historic District**

To accommodate the growing population in Southern California following World War II, there was a great deal of single-family residential development in Palm Springs. This included large and small tract development, infill construction in existing neighborhoods, construction on previously unbuildable lots, and the lease and development of Agua Caliente reservation lands. Subdivisions and neighborhoods from the postwar era retain a strong sense of time and place.

Due to the number of postwar developments in California and their characteristics – particularly the proliferation of large tracts by merchant-builders using tract designs and prefabricated components that were meant to be repeated – specific guidelines were developed by the California Department of Transportation for their evaluation.<sup>652</sup> It is recommended that these guidelines be considered in the evaluation of post-World War II residential subdivisions in Palm Springs, which share characteristics with statewide trends. The key components are excerpted for reference:

A key characteristic of postwar houses by merchant builders is that they were built in multiples. Unlike prewar tracts by subdividers, all of the houses within a postwar housing tract are often the work of a single builder and constructed in a short period of time using mass-production methods. Even in “custom home” tracts, which may include the work of more than one builder, all of the houses are likely to have been built within a short time period and will be similar in their size, quality, and degree of architectural elaboration. The fundamental unit for postwar housing is not the individual house, but the tract, or a single construction phase within a larger tract or new community. A single residence would generally not meet Criterion A for association with the postwar housing boom or suburban growth. While a subdivision or tract might be significant in that context, an individual residence would not be adequate to convey that association.

To meet National Register Criterion C, an individual residence must possess the distinctive characteristics of a type, style, period, or method of construction, or be the work of a master designer or craftsman, or exhibit high artistic value. Only in rare cases will a tract house by a merchant builder meet Criterion C as an individual property. Postwar tract houses by merchant builders generally will possess the distinctive characteristics of their type, style, and period. However, since these houses were built in multiples, it will not be possible to identify a single residence within a tract as being an important example relative to its neighbors. The tract as a whole, evaluated as a district, may be an important example of postwar housing within its context. When establishing significance at the local level, the context must be a city, town, or rural political division rather than merely a single tract, neighborhood, or district within a city.

<sup>652</sup> California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, Sacramento, CA, 2011.

The work of a recognized master architect or architectural firm can be eligible for National Register listing under Criterion C. Several prominent California architects designed tract housing for merchant builders. Most of these architects also designed one-of-a-kind houses for property owners as individual commissions. These unique, high-style designs will need to be considered for National Register listing when they are present in historic property surveys. The tract house designs by these architects, on the other hand, were intended to be built in multiples. Variations within a tract are usually minor, and it will not be possible to single out one house as distinctive relative to others in the same tract. Tracts of houses designed by master architects should therefore be evaluated as districts rather than as individual properties.

While an individual residence of unique design may possess high artistic value, a tract house by a merchant builder will inevitably be similar to others within the same tract. A tract house will usually be similar to houses built in other tracts by the same builder, and may even closely resemble those by different builders. It is unlikely that any individual house within a tract will be distinguishable from its neighbors with respect to artistic value. An individual house may be an important example within its context, and therefore meet Criterion C, if it is distinctive relative to other houses of the same period. In many cases, these will be unique, architect-designed houses built for individual clients.

**Assessing Integrity:** Integrity of design, setting, and feeling are particularly relevant when evaluating a postwar housing tract or a portion of a tract as an historic district. In addition to considering alterations to the individual houses, a tract possesses integrity of design if it retains its original planning features and characteristics. These include the street layout, the pattern curb, sidewalk, and planting strip, and the type of curbing. There is no established rule concerning the proportion of contributing versus non-contributing properties that a district must possess to be eligible for National Register listing. However, a good rule of thumb is that an eligible district should have at least twice as many contributors as non-contributors. A district in which less than two-thirds of the properties are contributors is unlikely to adequately convey a sense of its time or historic significance. The integrity threshold for contributor status within a district is generally lower than the threshold for an individual property. Therefore, a residence may contribute to a district even if it does not possess sufficient integrity to be individually eligible for National Register listing. A house exhibiting some alterations may contribute to the historic character of a district if it retains its original form and enough integrity of design and materials to be seen as an integral part of the district.<sup>653</sup>

<sup>653</sup> Excerpted from California Department of Transportation, Chapter 11: Survey and Evaluation, 121-135.

### Applicable Eligibility Criteria

Using these guidelines, a post-World War II tract in Palm Springs may be eligible for historic designation as a historic district under the following criteria:

CRITERIA	REASON
A/1 and/or C/3/6 (District) <sup>654</sup>	A collection of residences from this period that are linked geographically may be eligible as a historic district. District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Historic districts representing post-World War II housing tracts will be eligible if they are excellent and intact examples of residential development representing the growth of the city during this period; or for an association with an innovative type of housing development or method of construction; or for an association with an important merchant builder; or as a collection of excellent Mid-century Modern architecture. Residences from this period eligible under Criterion A/1/3 will be eligible as contributors to historic districts. Typically individual tract homes are not eligible for individual designation; however, excellent and intact examples that are within subdivisions that are not eligible (e.g. that lack sufficient integrity for historic designation), may be eligible for locally for individual designation.

### Post-World War II Single-Family Residential Development (1945-1969): Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, properties and districts must retain sufficient integrity to convey their historic significance under this theme. Palm Springs has numerous residential tracts and individual single-family residences from this period; therefore, integrity of these resources should be considered carefully in their evaluation.

<sup>654</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/6 (District)	<p>In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. Common alterations in postwar subdivisions in Palm Springs include conversion of the original carport to a garage; enclosure of the original "entry courtyard" and/or breezeway between the main volume of the house and the carport (particularly in Palmer &amp; Krisel-designed tracts); rear additions; replacement of windows and doors; and replacement of original exterior wall cladding. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the roofline, alter the original design intent, or that are not reversible may result in non-contributing status for an individual property. Because conversion of carports to garages is common throughout nearly all of the postwar tracts, a property with a converted carport can still be eligible as a contributor to a historic district. The conversion of an "entry courtyard" into permanent, fully enclosed living space is an unacceptable alteration.</p>
C/3/4,5 (Architecture)	<p>A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique.<sup>655</sup> A residential property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.</p>

<sup>655</sup> *National Register Bulletin 15.*



### **Post-World War II Single-Family Residential Development (1945-1969): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- represent an excellent example of an architectural style or method of construction; or be associated with a significant architect or designer; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

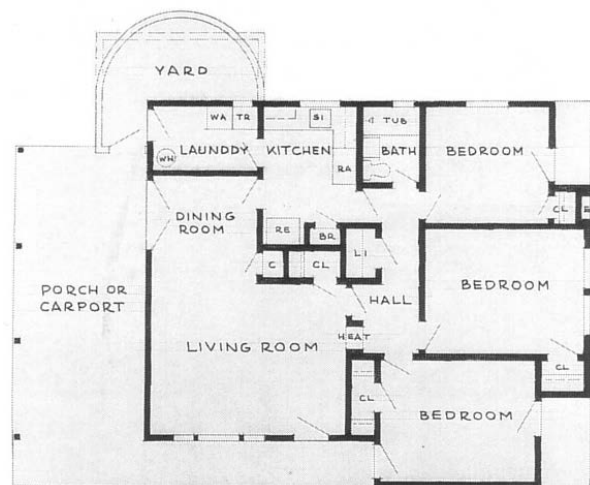
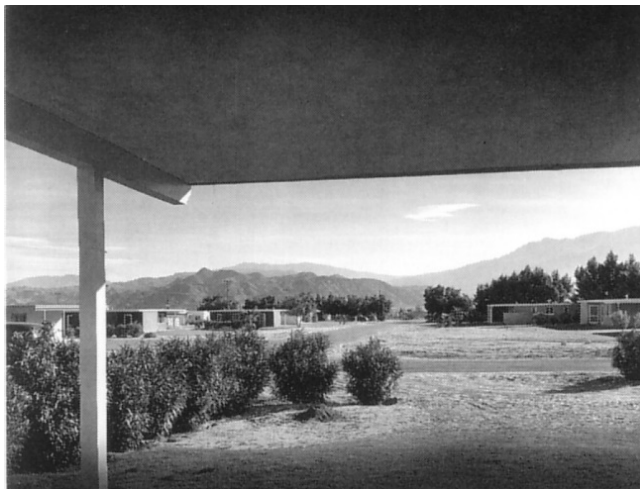
To be eligible under this theme, a historic district must:

- retain a majority of the contributors dating from the period of significance; a neighborhood with a lower percentage of contributors (e.g. approximately 50%) may be locally eligible if it maintains a strong sense of time and place with little to infill development or visual intrusion; and
- reflect planning and design principles from the period; and
- display most of the character-defining features of a residential subdivision, including the original layout, street plan, and other planning features; and
- retain the essential aspects of historic integrity.

**THEME: POST-WORLD WAR II MULTI-FAMILY RESIDENTIAL DEVELOPMENT (1945-1969)**

This theme explores the design and construction of mid-20<sup>th</sup> century multi-family residences in Palm Springs, from the immediate postwar period through 1969. While the emphasis in residential construction in Palm Springs following the war was decidedly in favor of single-family homes, a number of apartment buildings were constructed in the immediate postwar period. Apartments were typically found on Palm Canyon Drive, Indian Canyon Drive, Arenas Road, and Tamarisk Road. Significant architects and designers associated with multi-family residential development from this period include Clark & Frey, A. Quincy Jones, Wexler & Harrison, William Krisel, H.W. Burns, and many others. Developers include Phillip Short and Associates, William Bone, and Jack and Richard Weiss. As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased).

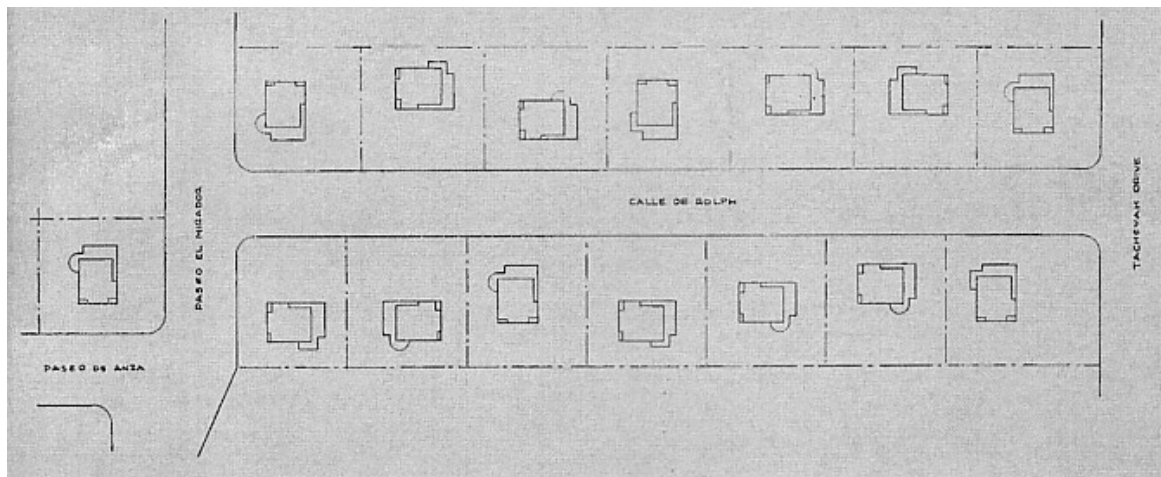
A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey; 1164 Calle Rolph is designated HSPB-100). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols.<sup>656</sup>



L: View of Bel Vista (1945-47, Clark & Frey). Photograph by Julius Shulman. Source: *Albert Frey: Architect*, 74. R: Plan for a unit at Bel Vista (1945-7, Clark & Frey) Source: *Albert Frey: Architect*, 74.

<sup>656</sup> Sallie Stevens Nichols was the daughter of early Palm Springs landholder and developer Prescott T. Stevens.

Bel Vista was designed as war workers' housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame, plaster-veneered units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a "distinct and individual color scheme."<sup>657</sup> The commission was an ideal project for Frey who was interested in economical and pre-fabricated housing.<sup>658</sup>



The identical floor plan for each unit is rotated and setbacks are staggered to create a unique architectural cadence for the street. Note how groupings of units face one another to enhance the sense of community. Source: *Architect and Engineer*, April 1951, 11.

Villa Hermosa (1945, Clark & Frey), located at 155 Hermosa Place, was designed not as wartime housing but as a collection of postwar apartment units with a pool and recreational facilities. For Villa Hermosa, Clark & Frey designed three separate unit types. According to author Joseph Rosa, the design is an "assembly of stacked and terraced apartments that forms a partial enclosure around a garden and a pool that is oriented to a mountain view...with access to all apartments through the garden."<sup>659</sup> Villa Hermosa was featured twice in *Architectural Record*.<sup>660</sup>

<sup>657</sup> "Residential Bel Vista," *Architect and Engineer*, April 1951, 11.

<sup>658</sup> Joseph Rosa, *Albert Frey: Architect* (New York, NY: Rizzoli, 1990), 75.

<sup>659</sup> Rosa, *Albert Frey: Architect*, 75.

<sup>660</sup> Per Marvin Roos, architect James Cioffi was hired to convert Villa Hermosa to condominiums in the early 2000s.



L: Villa Hermosa (1945, Clark & Frey). R: Interior courtyard view of Villa Hermosa shows how the stacked and terraced apartments form a partial enclosure. Photographs: Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

As before the war, combined retail and multi-family usages were common along Palm Canyon Drive. The upper story of the Potter Clinic (1947, Williams, Williams & Williams; HSPB-58, demolished) at 1020 N. Palm Canyon Drive housed an apartment unit in which the architect E. Stewart Williams lived during 1949. This urban design did not come at the expense of the Palm Springs indoor-outdoor lifestyle: the floor plan included an outdoor dining terrace accessible from the kitchen.<sup>661</sup>



L: Potter Clinic (1947, Williams, Williams & Williams; HSPB-58) located at 1020 N. Palm Canyon Drive. The combination retail and residential apartment building was, according to Julius Shulman, where architect E. Stewart Williams lived in 1949. R: The apartment featured a dining patio that was accessible from the kitchen. The redwood trellis protected the glassed in dining area from the late afternoon sun in the southwest. Photographs: Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

<sup>661</sup> Julius Shulman, "Palm Springs Penthouse," *Los Angeles Times*, April 10, 1949, G6.

**FINAL DRAFT – FOR CITY COUNCIL APPROVAL**

**City of Palm Springs**

**Citywide Historic Context Statement & Survey Findings**

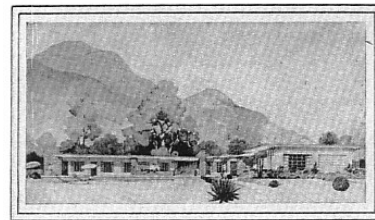
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A character-defining feature of postwar apartment construction in Palm Spring is the placement of the swimming pool as a central, unifying element in the design. In addition to being a social gathering place, a pool firmly cemented the Palm Springs lifestyle as one of leisure and outdoor recreational activities. An early example of this is the Town & Desert Apartments (1948, Herbert W. Burns, HSPB-90) at 360 W. Arenas Road. These apartments were featured in national trade publications including the May 1948 issue of *Architectural Record*. Another example of the purposeful orientation of the apartment complex around the swimming pool was the Premiere Apartments (1957-58, Frey and Chambers; demolished). The L-shaped plan of this building wrapped around the pool and each unit was recessed into the overall volume creating exterior corridors on the outer façade and private balconies facing the pool and mountains. The elegant Mid-century Modern design also featured Frey's signature round windows, suspended stairways, and use of corrugated metal planes.



L: The one-story Town & Desert Apartments (c.1948, H.W. Burns; HSPB-90) at 370 W. Arenas Road features an L-shaped Mid-century Modern design oriented toward the swimming pool. Photograph: Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection. R: Ad for Town & Desert Apartments indicates the designer and his wife were also managing owners of the project. The architecture and the location were the clear stars of this ad. Source: *Villager*, November 1952, 8.

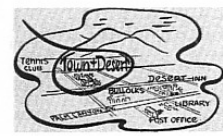


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Advertisement for the Royal Hawaiian Estates (1960, Wexler & Harrison) shows site plan for clustering of units around recreational amenities and relegation of parking to the perimeter of the site to preserve the garden feeling of each unit. Source: *Palm Springs Life*, December 14, 1960.

The tropical destinations of Hawaii and Polynesia may seem incongruous as inspiration for a vacation home in the desert environment of Palm Springs; however, exotic tropical destinations, and their food, culture, and architecture were popular with Americans in the age of jet travel. Beginning in the 1930s with themed restaurants like Don the Beachcomber and Trader Vic's, the Tiki fad was fueled in the post-World War II years by returning GIs, explorer Thor Heyerdahl's voyage to Polynesia, and James Michener's Pulitzer Prize-winning *Tales of the South Pacific*. In 1959, the U.S. admitted Hawaii as the 50<sup>th</sup> state in union. As a result, Polynesian bar-restaurants like Don the Beachcomber and Tiki-inspired architecture were all the rage into the 1960s.<sup>662</sup> To capitalize on this trend, local realtor Philip Short created Royal Hawaiian Estates (1960, Wexler & Harrison; HSPB-73). It blended "the enchantment of the islands with the magic of sun drenched desert life."<sup>663</sup> Just as Joe Dunas had leveraged the concept at Las Palmas Summit for the Alexander Construction Company, an island theme was applied here to a multi-family residential development. The island theme in the desert proved popular; by February of 1962, the development was 60 percent sold.<sup>664</sup> In 2009, Royal Hawaiian Estates was designated a historic district by the City of Palm Springs.

<sup>662</sup> Don the Beachcomber, 1950, 140 Via Lola. Opened by Ernest Raymond Beaumont Gantt. Some original Polynesian-themed elements remain, including the original tikis that were recently restored.

<sup>663</sup> "Luxury Homes Selling Fast," *Los Angeles Times*, January 12, 1962.

<sup>664</sup> "Desert Development Employs Unique Plan," *Los Angeles Times*, February 11, 1962, M23.

Clearly targeted to seasonal residents, as described in the *Los Angeles Times*, “among the many advantages of the co-operative plan is the services of a resident manager who administers the property maintenance program to which the homeowners subscribe. In addition to relieving owners of maintenance problems, the program also provides several tax benefits.”<sup>665</sup>

Bordered by Twin Palms Drive on the north, an alley to the east, and S. Palm Canyon Drive to the west, Royal Hawaiian Estates positioned 40 attached single-family residences in a complex symmetrical plan on one parcel. A total of twelve buildings are clustered together in groups of three or four units, with three different two- and three-bedroom floor plans of 1,500 square feet each. The combination of rectangular and L-shaped plans in these clusters creates both a varied visual appearance for the buildings and privacy for the occupants. From a planning standpoint, parking was relegated to the perimeter of the development both to acknowledge the importance of the automobile in postwar culture, but also to leave the interior gardens free for the recreational activities central to the Palm Springs lifestyle. The units overlooked “sunken recreational areas with pool and game courts.”<sup>666</sup>

Architects Wexler & Harrison used Tiki-style outriggers or “Flying sevens” (the angled beams that connect the patios and roofline), and Tiki-inspired “apexes” and clerestory windows to provide occupants with light and shade. These design elements create an expressive form of the Mid-century Modern style. Materials used by the architects include stained wood siding, concrete block, and natural rock walls in a palette of desert colors.<sup>667</sup>

In 1965 the City passed zoning changes that allowed for greater density. As a result, multi-family residential development, for either rental or sale, ran rampant in Palm Springs in the late 1960s and early 1970s. In 1969, 309 units were constructed. In 1970, 2,413 units were constructed and in 1972 another 2,000 units.<sup>668</sup> As a result, the City imposed a 120-day moratorium on building permits in December of 1972.

### **Condominium Development**

Multi-family residential development played an important role in transforming Palm Springs from a resort town to a residential community. That transformation occurred during the 1960s and 1970s, but its roots can be seen as early as 1955 when the Los Angeles Home Show featured a full-scale model unit exhibit for an “‘own-your-own’ cooperative apartment planned for the Palm Springs area.”<sup>669</sup> Although the 100-unit garden apartment complex designed by John C. Lindsay was outside the city

<sup>665</sup> “Desert Development Employs Unique Plan,” *Los Angeles Times*, February 11, 1962, M23.

<sup>666</sup> “Photo Stand Alone,” *Los Angeles Times*, January 21, 1962.

<sup>667</sup> Lauren Weiss Bricker and Sydney Williams, *Steel and Shade: The Architecture of Donald Wexler*, Palm Springs Art Museum, 2011, 81.

<sup>668</sup> Kenneth Reich, “Palm Springs Voters Approve Plan to Contain City Growth,” *Los Angeles Times*, December 4, 1972, 3.

<sup>669</sup> “A Desert Apartment,” *Los Angeles Times*, June 12, 1955, 118.

limits (between Tamarisk and Thunderbird Country Clubs), it set the stage for a new type of development that would become synonymous with Palm Springs in the coming decades. The apartments were presented as suitable for full time living or as vacation residences that could be leased when not in use. This clearly positioned Palm Springs as a second home/vacation home paradise. Between June and December of 1960 alone, six new co-op “apartment” or “home” ventures were developed in Palm Springs with another half dozen new projects just outside the city limits.<sup>670</sup> The first co-operative in the area, Desert Braemar, was built in 1955 near Tamarisk Country Club.<sup>671</sup>

By the late 1960s the vacation home trend was in full swing – especially for Angelenos. The 1969 *Los Angeles Times* article “How to Turn a Playing House into a Paying House” emphasized strategies for defraying expenses by renting out a vacation home. According to the article, “the vacation-house-for-rent concept is one of the most important developments in our recreational habits since the American family took to the road.”<sup>672</sup> Another key factor in increased demand for second homes/vacation homes in Palm Springs was the establishment of direct airline service to Palm Springs by transcontinental air carriers in December of 1967. This made the resort community more directly accessible to residents of the east coast and Midwest than ever before. And indeed, by 1967, Palm Springs was growing from a population of 20,000 in the off-season to 50,000 during the winter tourist season.<sup>673</sup>

The City of Palm Springs was the first in the state and one of the first resort communities in the nation to legalize condominiums as a new form of vacation housing.<sup>674</sup> Condominiums diverged from co-op apartment arrangements in that residences were not technically owned collectively: each unit was owned individually but common areas were subject to collective ownership. Typically homeowners’ associations were established and monthly ownership dues funded maintenance of the common areas.

The popularity of the condominium in Palm Springs hinged on an aging population of empty nesters and retirees who liberated themselves from single-family residences in the suburbs. They vacationed or took up residency in condos where upkeep and maintenance were low and amenities were built-in. Amenities included tennis courts, pools, and/or country club membership. The rise in popularity of timeshare arrangements (where a property could be shared across a consortium of “owners” lowering costs even more) contributed to the growth of condominiums in Palm Springs. As described by author and historian Lawrence Culver, “the ‘condo-ization’ of Palm Springs was quickly followed by the popularity of condominiums at new ski resorts such as Vail and Aspen.”<sup>675</sup>

<sup>670</sup> “Co-Op Living- The New Trend in the Desert,” *Palm Springs Life*, December 1960, 11-17.

<sup>671</sup> “Co-Op Living- The New Trend in the Desert,” *Palm Springs Life*, December 1960, 16.

<sup>672</sup> Dan MacMasters, “How to Turn a Playing House into a Paying House,” *Los Angeles Times*, April 20, 1969, T16.

<sup>673</sup> “Palm Springs Ponders Plan to Revitalize Desert Resort,” *Los Angeles Times*, December 24, 1967, E7.

<sup>674</sup> Lawrence Culver, *The Frontier of Leisure* (New York, NY: Oxford University Press, 2010), 193.

<sup>675</sup> Culver, *The Frontier of Leisure*, 194.

A lack of financing for the new ownership concept, however, suppressed development until 1964. In 1961, the FHA was authorized to insure mortgages on condos for 85 percent of the appraised value. Yet it wasn't until September 1963 that tax appraisal methods for condominiums were settled and developers began building condominiums in force.<sup>676</sup>

As noted by architectural historian David Gebhard, many of the condominium developments were built on the eastern side of town.<sup>677</sup> Opening the floodgates to multi-family residential housing resulted in the construction of various new building typologies: multi-story/multi-unit low- and mid-rise developments, attached homes, semi-attached homes, split-level townhomes and even the conversion of existing apartment buildings to condominium ownership.

An early condominium project in Palm Springs was an apartment conversion at the hands of local developer Roy Fey: Fey's Palm Springs Desertaire Apartments, also known as the Desert Skies Apartment Hotel (1956, Claude A. Powell) at 2290 S. Palm Canyon Drive. In 1963 Fey decided to convert the apartment building into co-operative apartments. When sales began in the summer of 1963 the price for one-bedroom units was \$14,495.<sup>678</sup> In a 1980 interview, Roy Fey claimed he was "...the first person to introduce the concept of condominium building to the area by converting Desert Skies."<sup>679</sup> This is a bit of an exaggeration as several other projects were built in 1960 specifically as condominiums, including the Royal Hawaiian Estates (1960, Wexler & Harrison; HSPB-73) at 1774 S. Palm Canyon Drive.<sup>680</sup>



## APARTMENTS

389 W. TAHQUITZ DRIVE

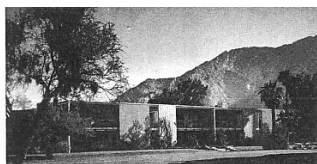
JOSEPH DROWN, Owner

1 Bedroom-2 baths • 2 Bedroom-2 baths

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Advertisement for the two-story Royal Air Apartments (1958, Wexler & Harrison; demolished) for real estate mogul Joseph Drown shows the simple, elegant lines of the design and the seamless integration with the outdoors via glass window walls.

Source: *Palm Springs Life*, December 14,

<sup>676</sup> Dan Mac Masters, "Condominiums—The Most Exciting Housing Development in 15 Years," *Los Angeles Times*, July 26, 1964, 44, <http://proquest.com> (accessed March 14, 2011).

<sup>677</sup> David Gebhard and Robert Winter, *A Guide to Architecture in Los Angeles and Southern California* (Salt Lake City, UT: Peregrine Smith, Inc., 1982), 387.

<sup>678</sup> "The History of Desert Skies," <http://desertsdkies.com/history.htm> (accessed January 2015).

<sup>679</sup> "Roy and Bob Fey: When it Began," *Palm Springs Life*, May 1980, 55.

<sup>680</sup> Other earlier co-ops or condos include Villa de las Palmas Co-operative Apartments at 1201 N. Indian Canyon Drive, Desert Holly Co-operative Apartments (1957) at 2244 E. Tahquitz Way, The Desert Lanai (1962) at North Sunrise Way and East Tachevah Drive, and the Sandcliff Condominiums (1963; HSPB-93) in the 1800 block of South Barona Road.



The Royal Air Condominiums<sup>681</sup> (1958, Wexler & Harrison) at 389 W. Tahquitz Drive (demolished) for real estate mogul and later philanthropist Joseph Drown was another early example of the type. These elegant, two-story Mid-century Modern garden apartments featured steel-frame construction that resulted in thin wall and roof planes with walls of glass on the ground floor that opened to the outdoors. Innovative finishes included ceramic tile exterior wall panels.<sup>682</sup> The building was to be part of a larger complex on the old Mashie Golf Course property that would include swimming pools, putting greens, tennis courts, badminton, and croquet courts.



Rendering of the Mid-century Modern-style Racquet Club Garden Villas West (1959-60, William F. Cody, FAIA). The attached and stand-alone units were developed by noted developer Paul W. Trousdale. Source: *The Architecture of William F. Cody: a Desert Retrospective*.

Paul W. Trousdale, one of Southern California's most prolific developers and an early postwar developer of Palm Springs, was not to be left behind during Palm Springs' apartment-hotel-condominium boom. In the late 1950s Trousdale built the Racquet Club Cottages West (1959-60, William F. Cody; HSPB-88) as a series of attached and stand-alone units designed for "people who wish to visit Palm Springs regularly for the weekend or those who wish to make Palm Springs their permanent winter home."<sup>683</sup> The Cottages were originally designed as the final expansion of the Racquet Club and provided annually-leased accommodations for either permanent or winter residents. Cody designed 57 Mid-century Modern units on an eight-foot module utilizing four plans: "The Bachelor," "The Bedroom Suite," "The Living Room Suite," and the "Full Cottage."<sup>684</sup> All offered maintenance-free living and Racquet Club privileges. In 2014, the City of Palm Springs designated the development now known as "Racquet Club Garden Villas" as a historic district.

In 1961 Chicago-based developer Henry F. Chaddick paid Pearl McManus \$1 million for her beloved Palm Springs Tennis Club, and Chaddick's own Carnegie Construction Company was assigned to finish

<sup>681</sup> The authors of the monograph on Donald Wexler, Lauren Weiss Bricker and Sydney Williams, list the project as Royal Air Condominiums; however, ads in the *Villager* call it the "Royal Air Apartments."

<sup>682</sup> Lauren Weiss Bricker and Sydney Williams, *Steel and Shade: The Architecture of Donald Wexler* (Palm Springs Art Museum, 2011), 79.

<sup>683</sup> City of Palm Springs, "City Council Staff Report," November 20, 2013, 2.

<sup>684</sup> City of Palm Springs, "City Council Staff Report," November 20, 2013, 3.



projects started by McManus. Although the developer's initial vision for the property included a hotel, a modified version of that plan was not fully realized until the 1970s. However, in the early 1960s, Chaddick oversaw the addition of more bungalows, modifications to the clubhouse and the development of 39 condominium units, Tennis Club Estates (a.k.a., Tennis Club Condominiums; 1964-69, William F. Cody).<sup>685</sup> The latter project (built in several phases) was located south of Belardo Road and west of Patencio Road.<sup>686</sup> These changes increased the club's capacity from twenty units in McManus' day to 110 units.<sup>687</sup> All units were designed in "Mediterranean Style" and featured three-bedroom units, two-bedroom units, and fireplaces.<sup>688</sup>

Another important condominium developer in Palm Springs was William Bone (b.1943). In 1963, the twenty-year old Bone founded Sunrise Company. Seven years later the *Los Angeles Times* called him "...a highly successful Century City Entrepreneur in real estate investments and development involving subdivisions,<sup>689</sup> shopping centers and motels."<sup>690</sup> Bone's first Palm Springs project was the \$10 million, 111-unit Deep Well Ranch Condominiums (1969-72, B. A. Berkus and Associates), located on the property of the former Deep Well Guest Ranch. The development, a joint venture with Tennessee-based ALODEX Corporation, included five detached home plans and one- and two-story condominium units. All units opened onto a central park and recreation area. Berkus' designs for the project, including the Cabrillo and Riviera models, were contemporary Californian/Spanish ranch with slump-stone masonry walls, red clay tile roofs, open beam ceilings, and Spanish-inspired wooden details such as large articulated carved front doors and garage doors.<sup>691</sup>

#### Kings Point (1969)

In 1969 Robert Grundt, Canyon Country Club developer and chairman of the Board of First National Realty, along with Club Manager John B. Quigley, subdivided Kings Point, a relatively small forty-five-parcel development with forty-four units located at 1000 Murray Canyon Drive.<sup>692</sup> William Krisel was commissioned with the design. Marketing brochures for the development promote "an unsurpassed way of life; dominated by a rich climate and impressive recreational facilities."<sup>693</sup> Amenities such as the modern tennis clubhouse and private swimming pool were stressed along with Canyon Country Club membership. "A Kings Point Key," as the brochure describes, "goes a vast step further and locks out the burdensome maintenance problems such as gardening and pool care; leaving you free to enjoy the unparalleled freedom and charm unique to California's most celebrated resort, Palm Springs." The V-

<sup>685</sup> More information on this development pending further research.

<sup>686</sup> "Tennis Club Building Agreement Reached," *The Desert Sun*, April 28, 1964.

<sup>687</sup> Harry F. Chaddick. *Chaddick: Success Against All Odds*, (Chicago, IL: Harry F. Chaddick Associates, 1990), 126.

<sup>688</sup> "New Condominiums Planned at Resort," *Los Angeles Times*, March 16, 1969, K13.

<sup>689</sup> Bone was also the developer of Benedict Hills (1972), a 348-single family home development near Beverly Hills; Sunrise Villas, a condominium project in Scottsdale, AZ; and Sunrise Villas in Las Vegas.

<sup>690</sup> "Retreat for Stars in New Role," *Los Angeles Times*, February 8, 1979, J1.

<sup>691</sup> "Retreat for Stars in New Role," *Los Angeles Times*, February 8, 1979, J1.

<sup>692</sup> Kings Point is sold as condominiums today.

<sup>693</sup> Kings Point Sales Brochure, Private Collection.

shaped design of the property enabled homes along the outside of the “V” to face the fairways of the golf course while the houses along the inside of the “V” faced the common greenbelt with pool and tennis court.

One of the architectural features of this development was the relatively low number of units and how they were allocated across two floor plans, six exterior elevation designs, and the “flipping” or reversal of those designs as laid out on the plot plan. Most of the numeric unit designations (e.g., B2R) appeared an average of just three times throughout the complex—with the net effect that each home seems unique and different and a stimulating visual cadence is created along the streetscape.



Kings Point (1964-66, William Krisel). Source: *Palm Springs Life*, “Masters of Modernism – The Butterfly Effect.”

The architectural language for Kings Point is a distinctive Mid-century Modern, post-and-beam construction with a synergistic combination of designs in concrete block, plaster, and glass. Each unit was designed to be viewed from all sides and carefully placed on the lushly landscaped tract, with rear elevations denoted as “fairway” views. Each of the six different elevation designs features a roof monitor with clerestories at the center of the building, extending back in an umbrella-like structure over the public space. Concrete block veneer is combined with expressed post-and-beam construction to make six distinctive, yet harmonious, exterior designs. Carports were integrated to emphasize the horizontality of the design down the street.

Two efficient square floor plans were available, both three-bedroom/two bath designs. Kings Point floor plans are unique for their central “garden rooms” which sit under the roof monitors, and their combination living/dining rooms open to private patios, pools and the landscaped common areas. Ceiling height is eight feet—except for the clerestory at which the height is twelve feet. A freestanding tennis club house and pool cabana are designed as Mid-century Modern pavilions using an architectural language consistent with the design of the residences.

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**HISTORIC RESOURCES GROUP**

**POST-WORLD WAR II MULTI-FAMILY RESIDENTIAL DEVELOPMENT (1945-1969): ELIGIBILITY**

**Property types: Multi-family residence, including apartment house, courtyard apartment, condominium, garden apartment; Historic District**

Palm Springs has a large collection of multi-family residences and multi-family residential developments from the post-World War II era. Many of these properties are the work of significant architects, including the Rimcrest Condominiums (1967, Rose & Carlson) at 2000 Southridge Drive, Villa Hermosa (1945, Clark & Frey) at 155 Hermosa Place, and the Town & Desert Apartments (1948, Herbert W. Burns, HSPB-90) at 360 W. Arenas Road.

**Applicable Eligibility Criteria**

A multi-family residential property from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>694</sup>	As an excellent example of multi-family residential development reflecting the growth of Palm Springs during the post-World War II era, and as an excellent, rare, or early example of new trends and patterns of multi-family residential development from the period; most examples identified as eligible under this criterion are larger developments, not individual apartment buildings. A multi-family property eligible under this theme must reflect a pattern of development; it cannot simply have been constructed during the period of significance. Multi-family residential properties eligible under Criterion A/1/3 may also be eligible under Criterion C/3/4.
C/3/4,5 (Architecture)	As an excellent or rare example of an architectural style from the period; as the work of a master builder, designer, artist, or architect; or as an excellent, rare, or threatened multi-family residential property type. Because there are many architecturally significant multi-family residences from this period, examples that are eligible for their architectural merit must be good or excellent examples of their style, or the work of a noted architect. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section.

<sup>694</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

CRITERIA	REASON
A/1/6 (District)	A collection of multi-family residences from this period that are linked geographically may be eligible as a historic district. Multi-family residential developments, including condominiums, which comprise multiple buildings on a single or multiple properties are also recorded as districts. In these cases, individual contributors and non-contributors are not recorded, as it is the collection of the whole that makes a multi-family property significant. Landscape and hardscape features and other amenities should also be considered when evaluating a multi-family historic district.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, properties and districts must retain sufficient integrity to convey their historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>695</sup> A multi-family residential property from this period eligible under Criteria A/1/3 should retain integrity of location, design, workmanship, materials, and feeling, at a minimum, in order to reflect the important association with the city's residential development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. <sup>696</sup>

<sup>695</sup> *National Register Bulletin 15.*

<sup>696</sup> *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>697</sup> A residential property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
A/1/6 (District)	In order for a multi-family historic district to be eligible for historic designation, the development as a whole must retain a strong sense of time and place, and it must retain the majority of its original design and materials, and significant landscape, hardscape, and other planning features.

#### **Post-World War II Multi-Family Residential Development (1945-1969): Registration Requirements**

To be eligible under this theme, a multi-family residential property must:

- date from the period of significance; and
- represent important patterns and trends in multi-family residential development from this period; or represent an excellent or rare example of an architectural style or method of construction; or be associated with a significant architect or designer; or
- represent an important or rare multi-family residential property type; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

To be eligible under this theme, a historic district must:

- reflect planning and design principles from the period; and
- retain significant character-defining features of the style or type, including important landscape or hardscape features; and
- retain the original layout, reflecting planning and design principles from the period; and
- retain the essential aspects of historic integrity.

<sup>697</sup> *National Register Bulletin 15.*



**THEME: TRAILER PARK/MOBILE HOME COMMUNITY DEVELOPMENT (1945-1969)**

The dire need for postwar housing in many communities changed the perceptions of trailer living after World War II. By the mid-1940s, the use of manufactured trailers for year-round living shifted from 10 percent of annual production to 90 percent.<sup>698</sup> During World War II, trailers became a popular housing solution for wartime workers at industrial plants. The industry responded quickly to the need and designed the first true house trailer: a 22-foot long, eight-foot wide trailer with a canvas top that included a kitchen and a bathroom. The U.S. Government purchased 35,000 of these units and constructed 8,500 trailer parks to hold them.

As the demand for postwar housing increased and people began to migrate to the west to live, demand increased for house trailers that could be towed by the family car and used for year-round living. Once the industry was freed from wartime materials restrictions, it responded with a number of new models using metal siding and larger bathrooms and kitchens. The development of the “Tenwide” by manufacturer Marshfield Homes was uniquely 10 feet in width and helped mark the transition from “travel trailer” to “mobile home.” As described by author Allan D. Wallis in his book “Wheel Estate,” “manufacturers no longer made trailers that could also serve as dwellings, but dwellings that happened to be mobile.”<sup>699</sup>

As described by author Lawrence Culver, “Though perhaps tainted by negative connotations elsewhere, in Palm Springs a trailer park was simply an extension of the resort’s vacation atmosphere.”<sup>700</sup> For the 1946-47 season, the *Palm Springs City Directory* listed four options: Desert Trailer Haven at 601 E. Andreas Road, Desert Trailer Village at 432 E. Andreas Road, Orchard Trailer Villa at 1862 S. Palm Canyon Drive, and the Rancho Trailer Park at 1563 S. Palm Canyon Drive.

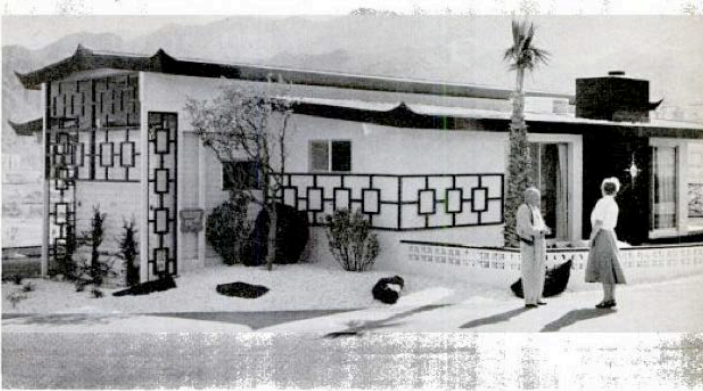
In 1950, Palm Springs became home to the Annual Trailer Rally, organized by the director of the Palm Springs Circus, Jimmy Cooper. By 1954, the event drew over 500 trailers and 1,000 “trailerites” from Arizona, Oregon, Nevada, Florida, and California.<sup>701</sup> The weekend event included a parade of new-model trailers along Palm Canyon Drive, chuck wagon breakfasts, dinners, and other western-style parties.

<sup>698</sup> Wallis, *Wheel Estate*, 87.

<sup>699</sup> Wallis, *Wheel Estate*, 133.

<sup>700</sup> Lawrence Culver, *The Frontier of Leisure* (New York, NY: Oxford University Press, 2010), 193.

<sup>701</sup> “100 Trailer Fans Meet in Palm Springs,” *Los Angeles Times*, November 7, 1954, A20.



Another view of this month's cover "home." Trailer sits on concrete foundation which doubles as storage space

A unit at Bing Crosby's upscale Blue Skies Village as featured in *Popular Mechanics*, July 1960, 94.

One of the most upscale trailer parks in the Coachella Valley, the 1952 Blue Skies Village (1952, William F. Cody), was developed by Bing Crosby and contained streets named for film stars. Blue Skies offered "...a bit of Hollywood aura at a decidedly downscale price."<sup>702</sup> It was also marketed as "America's most luxurious trailer park."<sup>703</sup> Blue Skies adopted the Country Club approach to trailer transportation-based accommodations with exclusive resort amenities such as clubhouse facilities and swimming pools.<sup>704</sup> Blue Skies even had maid service available.

Although Blue Skies was located in the nearby community of Cathedral City, it played a major role in the national awareness of luxury trailer parks generally and trailer living in the desert communities specifically. The travel trailer phenomenon was even immortalized on film by two seasonal Palm Springs residents, Lucille Ball and Desi Arnaz who were depicted as a honeymooning couple seeing America by trailer in 1954's *The Long, Long Trailer*. So popular was the idea, the *Los Angeles Times* had their own "Times Trailing" column and beat reporter, Jean Jacques. By 1950, the *Desert Sun* also had an ongoing column "What's Going On in the Trailer Parks" featuring events and the social comings and goings of visitors.

Realizing that the sales of travel trailers depended upon quality places to park, manufacturers formed a trade organization that provided developers with trailer park designs and issued an annual ratings guide for customers. These sites had sewer connections and utility hook-ups. Despite these regulations, some communities successfully lobbied for additional zoning restrictions to eliminate trailer developments altogether, sometimes classifying trailers as buildings that inherently did not meet local building codes.

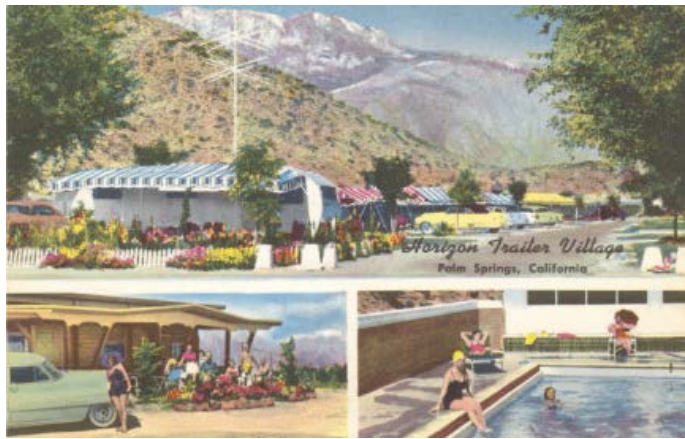
<sup>702</sup> Lawrence Culver, *The Frontier of Leisure* (New York, NY: Oxford University Press, 2010), 193.

<sup>703</sup> Peter Moruzzi, *Palm Springs Holiday* (Salt Lake City, UT: Gibbs Smith, 2009), 134.

<sup>704</sup> Thomas E. Stinson, "Trailers Join the Country Club," *Popular Mechanics*, 94.

Other cities declared trailer parks commercial businesses and relegated them to non-residential zones, industrial areas, and along highway corridors.<sup>705</sup> In contrast, the Palm Springs area embraced the trailer as part of its culture that celebrated outdoor living and modern modes of transportation.

In opposition to the image of slum encampments projected by opponents of mobile home parks in other parts of the country, the *Villager* called Palm Springs “the jeweled showcase of mobile living.”<sup>706</sup> By 1947, the greater Palm Springs area was home to thirty-two trailer parks. Space rentals varied from a low of \$25 per month to \$100 per month. The larger parks had their own stores, cafes, barber shops, and beauty parlors. Shuffleboard courts were also popular amenities, as were horseshoe courts and even hot mineral water bathing. By the late 1940s, a seasonal population of 6,000 people was estimated to occupy the desert communities’ trailer parks.<sup>707</sup> By 1948 the largest and most merited local trailer parks by the Trailer Coach Manufacturers Association included McKinney’s (40 spaces), Orchard Trailer Park (140 spaces), Ramon Trailer Park (185 spaces), and Rancho Trailer Park (250 spaces).<sup>708</sup>



Postcard for Horizon Trailer Village at 3575 E. Palm Canyon Drive.

In 1952, the 182-unit<sup>709</sup> Horizon Trailer Village opened at 3575 E. Palm Canyon Drive.<sup>710</sup> It was featured in the *Los Angeles Times* as a model of upscale mobile home living. Horizon included a clubhouse, swimming pool, shuffleboard courts, and other amenities. The original owners were Al Olsen and Jack

<sup>705</sup> John Grissim, *The Complete Buyer's Guide to Manufactured Homes and Land* (Sequim, Washington: Rainshadow Publications, 2003), 18.

<sup>706</sup> Vollie Tripp, “Jewelled Showcases,” *Palm Springs Villager*, no date or page.

<sup>707</sup> Tripp, “Jewelled Showcases.”

<sup>708</sup> “TCMA Approval,” *The Desert Sun*, July 3, 1948.

<sup>709</sup> The number of units represents current spaces, not historical spaces that may have been combined over the years to accommodate larger homes.

<sup>710</sup> The Horizon Mobile Home Village website dates the founding of the park to 1958; however, *Los Angeles Times* articles reflect that it was already open by April 1954.

Colt. Significant personages known to have lived at Horizon Trailer Village included singer and actress Lillian Roth.<sup>711</sup> In 1957, Horizon Trailer Village was awarded a “Gold Star” by the Mobile Home Manufacturing Association, based on superior appearance and facilities, making it one of the top-rated parks in the nation.<sup>712</sup>

Another notable Palm Springs mobile home park from this period is the Sahara Trailer Park at 1955 Camino Real Drive. Opened in 1954, Sahara set a new standard for the upscale mobile home park in Palm Springs. The \$450,000, 30-acre project was built by Duke Belzard and Roy E. Smith on a parcel purchased from Lee Arenas, marking the first time that Indian land in Section 26 was developed by non-Agua Caliente members.<sup>713</sup> Amenities of the Sahara design included wide paved streets; a plaza with grocery store, television viewing room, shuffleboard courts, card room, dance hall, and beauty shop; and a large swimming pool. The architectural design of the common buildings was based on the architecture of the nearby Biltmore Hotel.<sup>714</sup> Sahara’s upscale status was in evidence when it was one of the venues, along with Deep Well Ranch, for the 1956 Square Dance Jamboree.<sup>715</sup>

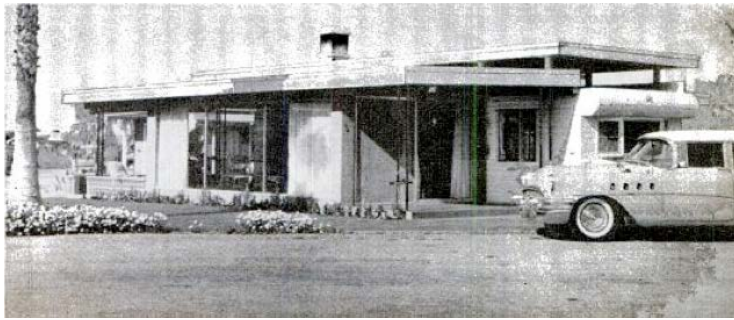


Image of a ramada in the Sahara Trailer Park. Source: *Popular Mechanics*, July, 1960, 99.

The Sahara Trailer Park was featured nationally in *Popular Mechanics* and *National Geographic* for its distinctive new features such as the cabanas and annexes. For many of the area’s mobile homes, the ramada morphed over time into more permanent structure.<sup>716</sup> The ramada was “a kind of three-way roof, one over the patio, a higher roof over the trailer, and another to make a carport.”<sup>717</sup> The Sahara

<sup>711</sup> Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, Inc., 2008), 276.

<sup>712</sup> “Horizon Trailer Village Given ‘Gold Star’ Rating,” *The Desert Sun*, February 14, 1957.

<sup>713</sup> “Large Trailer Park Planned for Village,” *The Desert Sun*, July 22, 1954.

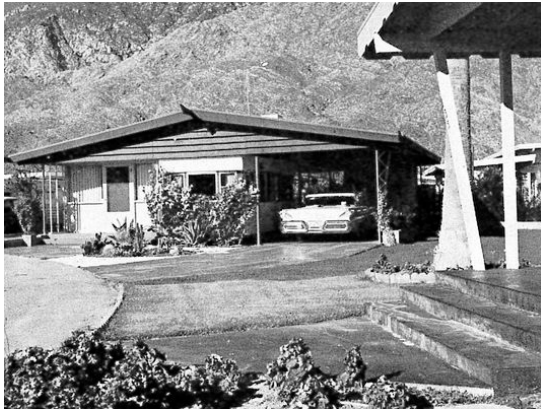
<sup>714</sup> “Large Trailer Park Planned for Village,” *The Desert Sun*, July 22, 1954.

<sup>715</sup> “Untitled,” *The Desert Sun*, April 24, 1956.

<sup>716</sup> An example of this is the Adobe House home at 215 Stone Terrace in Parkview Mobile Estates. Parkview Mobile Estates was established in 1954-55 and located at 393 Mesquite Avenue.

<sup>717</sup> “Trailer Fans Lead Blissful Relaxed Life,” *Los Angeles Times*, April 16, 1954, B1.

Trailer Park also featured in the *Palm Springs Villager* as one of the showcase communities. As at the Ramon Trailer Park, diagonal (instead of rectilinear) spaces created a more attractive community, an efficient use of land, and a more pleasant visual cadence for the streetscape. Mobile home parks were also apparently good businesses. In 1963, Roy Smith sold his one-half interest in the Sahara Trailer Park, which by then was worth over \$500,000, to Jud and Lorna Sessions, owners of the 35-acre Rancho Trailer Park.<sup>718</sup>



The home of Harlie and Helen Kugler at Sahara Park. Source: Palm Springs Historical Society.

A 1957 syndicated article in the *New York Herald Tribune* cemented Palm Springs' place in the pantheon of mobile home culture. "In the world's jazziest trailer park on the fringe of this upholstered oasis the one word you may not use," wrote the author Horace Sutton, "is 'trailer.' They are not trailers, they are 'mobile homes,' see?"<sup>719</sup> The article goes on to discuss trailers with color coordinated cars, lawns, golf carts, and evening activities.

Palm Springs trailer parks of the mid-1950s numbered 19 and included Smoke Tree Trailer Park at 151 N. El Segundo (demolished); the Prairie Schooner Trailer Lodge (a.k.a. Desert Trailer Haven) at 601 E. Andreas Road (demolished); the Springs Trailer Court at 174 N. Indian Avenue; and Fairway Mobile Estates (a.k.a. Fairways Trailer Park) at 1900 San Rafael Drive, billed as "the only trailer park in the world surrounded by a golf course."<sup>720</sup> Trailers and supplies were purveyed by "Al Rose the Trailer King" located at the Horizon Trailer Village, Murray's Trailer Sales at 68-100 Highway III, and the prewar standby, Pavny's Butane and Trailer Supply Store at 1001 S. Palm Canyon Drive.<sup>721</sup>

<sup>718</sup> "Sahara Park Interest Sold," *Los Angeles Times*, July 7, 1963, O22.

<sup>719</sup> Horace Sutton, "A Traveler's Diary," *Los Angeles Times*, April 7, 1957, F12.

<sup>720</sup> "Welcome Trailerites to the Palm Springs Desert Area Trailer Rally," *The Desert Sun*, October 22, 1959.

<sup>721</sup> *Palm Springs City Directory*, 1955, 97.



During the 1950s and 1960s, “mobile homes,” as they had become known, were growing longer and wider. During the 1950s the length grew from 38 feet, to 40 feet, then 50 feet and finally upwards to 55 feet. Then Wisconsin manufacturer Elmer Frye broke the mold with the first ten-foot wide trailer that now required special transport permits; by 1960, the “ten wide” had over 90% market share.<sup>722</sup> By 1963, the industry split into mobile homes and recreational travel trailers (later to be known as RVs).<sup>723</sup> In a 1965 national study of mobile home parks for the Trailer Coach Association, two types of parks were identified: housing-oriented parks and service-oriented parks. In housing-oriented parks, residents chose to live in a mobile home primarily because of the cost of housing, whereas in service-oriented communities, residents were more concerned with ease of upkeep and amenities such as recreational facilities and clubhouses.<sup>724</sup> Service-oriented parks, in general, appealed to more affluent retirees who could afford a second home. In keeping with its resort status, Palm Springs boasted several service-oriented communities.

A number of mobile home parks were constructed on Section 14 land, in proximity to downtown. These included Prairie Schooner, located near the current site of the Convention Center, Plaza Trailer Park across from the Plaza, Mineral Trailer Park near the mineral springs and several others.<sup>725</sup> In 1956, under fire department supervision, structures associated with the Mineral Trailer Park were burned to rid the community of “substandard structures” and make way for new development.<sup>726</sup>

In the late 1970s and early 1980s, rising Palm Springs land values and their proximity to downtown made mobile home parks targets for redevelopment. The first of the mobile home parks to be razed for commercial development was Plaza Trailer Village. In 1987, Prairie Schooner was purchased by the city and razed for commercial development. By this time, many of the residents of the parks were service workers or elderly retirees on fixed incomes. Fewer than ten mobile home parks remain in the City of Palm Springs.

<sup>722</sup> John Grissim, *The Complete Buyer's Guide to Manufactured Homes and Land* (Sequim, Washington: Rainshadow Publications, 2003), 18.

<sup>723</sup> Grissim, *The Complete Buyer's Guide to Manufactured Homes and Land*, 19.

<sup>724</sup> Wallis, *Wheel Estate*, 188.

<sup>725</sup> Eventually these properties were acquired as part of city development efforts; those trailer owners who desired to be relocated were assisted in relocating to a new “park” (Sunrise Village) located on the north side of San Rafael Road. Most owners chose not to relocate and as a result several interesting post WWII trailers were demolished. Source: Marvin Roos, correspondence with project team, March 25, 2015.

<sup>726</sup> “10 Buildings Destroyed on Reservation,” *The Desert Sun*, December 5, 1965.

**TRAILER PARK/MOBILE HOME COMMUNITY DEVELOPMENT (1945-1969): ELIGIBILITY****Property type: Historic District**

A trailer park or mobile home park is a residential community where occupants rent a space on which to site a trailer or mobile home, oriented onto a system of interior roadways. Common features typically include a community or recreation building, playground, swimming pool, sales office/manager's residence, mature landscaping, perimeter wall or fencing, and community signage. As more people took up residency in trailers, they began to be associated more with housing than as vacation vehicles towed by cars.<sup>727</sup> As a result, the design of trailers began to shift to reflect their use as permanent residences. By the mid-1950s, trailers had begun to resemble conventional homes and included features and spatial planning not previously found in earlier travel trailers. This demand gave rise to the development of "resort parks," which were often located near vacation destinations like Palm Springs and were frequently utilized by retirees as vacation homes. In Palm Springs, the trailer park/mobile home park continued to be embraced in the postwar era, continuing the tradition started in the early 20<sup>th</sup> century. Fewer than 10 parks remain in the city; of these, the Sahara Trailer Park (1955 S. Camino Real) appears potentially eligible for designation under this theme.

**Applicable Eligibility Criteria**

The Sahara Trailer Park appears eligible for historic designation as a historic district:

CRITERIA	REASON
A/1/6 (District) <sup>728</sup>	As an excellent example of a trailer park/mobile home community in Palm Springs from the postwar era. Eligible trailer parks must represent an excellent example of the type, display unique or innovative design or planning characteristics, and have distinctive and cohesive design details.

**Integrity Considerations**

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/6 (District)	In order for a trailer park/mobile home community to be eligible for designation as a historic district, it should retain its original layout, general street pattern, and planning characteristics. Original accessory buildings and amenities, including manager's office, pool, clubhouse, recreational, and other facilities should be present. An eligible trailer park/mobile home community will retain integrity of location, design, setting, materials, feeling, and association.

<sup>727</sup> "Trailers: Yoked to the Car."

<sup>728</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local.

**Trailer Park/Mobile Home Community Development (1945-1969): Registration Requirements**

The Sahara Trailer Park is eligible:

- as an excellent example of a trailer park/mobile home community in Palm Springs from the postwar period; and
- for reflecting unique or innovative design or planning characteristics; and
- displaying distinctive and cohesive design details; and
- displaying most of the character-defining features of the property type or style; and
- retaining the essential aspects of historic integrity.

**THEME: POST-WORLD WAR II COMMERCIAL DEVELOPMENT (1945-1969)**



Aerial view of Tahquitz at Palm Canyon/Indian Canyon, 1964.  
Source: Lost Palm Springs.

Peace returned to Palm Springs just in time for the winter season of 1945-46, and so did the Hollywood movie stars and Eastern industrialists. Along with them, in ever-increasing numbers, came ordinary tourists; the growing prosperity of the postwar years and the rise of the car culture created a leisured, mobile middle class that sought, in Palm Springs, a resort lifestyle that had previously been available primarily to the very rich. This surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected this acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal residents and visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. A number of motels and other commercial services were constructed to the south of the original downtown, with a cluster of postwar commercial development along S. Palm Canyon Drive.

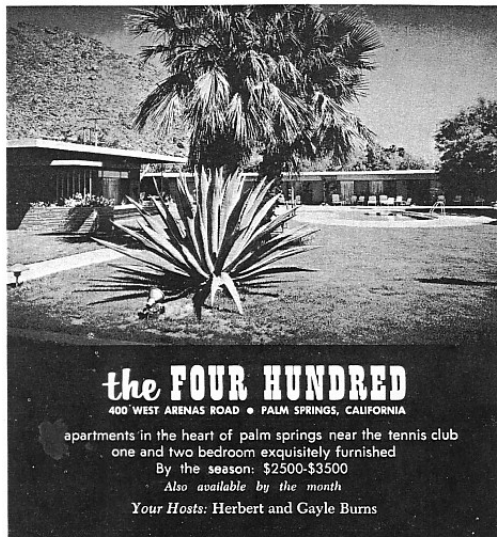
**Sub-Theme: Hotel and Resort Development (1945-1969)**

The post-war tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Several of the local architects designed these for both short term and longer term occupancy. While the program for these was similar, the designs reflected the individuality and innovations of each architect.



The one-story Mid-century Modern Four Hundred apartments (1954, H.W. Burns) at 400 W. Arenas Road feature an L-shaped design oriented toward the swimming pool. Photo: Julius Shulman. Source: The J. Paul Getty Trust, Getty Research Institute. Digital photograph collection.

The Hotel Del Marcos (1946-47, 220 W. Baristo Road; HSPB-78) by William Cody was an early building that demonstrates Cody's exploration of form suited to the desert. While he was later known for his own personal interpretation of Modernism emphasizing the minimal structure allowed by materials such as steel, the Del Marcos drew from Frank Lloyd Wright's "organic" architecture by using natural stone as a major feature in walls whose angled profiles seemed to grow out of the ground. The stone was combined with wood structures.<sup>729</sup> Another local designer, Herbert Burns, was active building small vacation inns like the Town & Desert Apartments at 370 W. Arenas Road (1947; HSPB-90; now the Hideaway), a Late Moderne vacation residence with small efficiency apartments, including kitchens, for stays of several weeks or months. The units were arranged in a rough "L" shape around a central swimming pool.



Similar properties developed by Burns include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), and the Village Manor (1957, 562 W. Arenas Road; now the Orbit In; HSPB-95), all located on W. Arenas Road.<sup>730</sup> The units of the Four Hundred by Herbert Burns were also contained in a single L-shaped structure wrapped around a landscaped pool terrace, and reflected Burns' Late Moderne designs which emphasized the unity of the volume with a continuous eave canopy. Like Cody at L'Horizon, Hugh Kaptur at the Impala Lodge (1957, 555 E. San Lorenzo Road; now the Triangle Inn) used an unusual structural geometry. Steel I-beam doglegs created battered walls with glass infill.

Ads for the Four Hundred apartments (1954, H.W. Burns) at 400 W. Arenas Road features the proximity to the Palm Springs Tennis Club. Source: *Palm Springs Life*, December 14, 1960, 19.

<sup>729</sup> Hess and Danish, *Palm Springs Weekend*, 92-94.

<sup>730</sup> Palm Springs Preservation Foundation, "Town & Desert Apartments, Nomination Application for City of Palm Springs Class 1 Historic Site," March 2014, 12.

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP



Among the many small inns and lodges built in the 1950s, several stand out for their architectural designs. L'Horizon (1952, 1050 E. Palm Canyon Drive) was designed by William Cody for film and television producer Jack Wrather and his wife, actress/producer Bonita Granville.<sup>731</sup> It was organized as a collection of duplex and triplex one-story modern bungalows around a broad landscaped greenspace and swimming pool. The Bisonte Lodge at 260 W. Vista Chino (demolished) by E. Stewart Williams was a single structure with the units set back like a sawtooth to provide each with privacy and mountain views.



L and R: L'Horizon Hotel (1952, William Cody). Photographed by Julius Shulman, 1954. Source: The J. Paul Getty Trust, Getty Research Institute. Digital photograph collection.

The late 1940s and 1950s also saw the construction of new large hotels in Palm Springs, reflecting the city's growing prominence as a vacation destination. San Francisco theater owner Samuel Levin built the glamorous 50-room Palm Springs Biltmore (1948, Fred Monhoff; demolished) in the south end of town.<sup>732</sup> The Ocotillo Lodge at 1111 E. Palm Canyon Drive (1957-58) was designed by Palmer & Krisel and built by developers George and Robert Alexander as part of their prominent entry into the Palm Springs residential market. Sensing a demand for second homes, they planned the Twin Palms housing tract (also by Palmer & Krisel), and built Ocotillo next to it to provide convenient lodging for potential homebuyers, a marketing strategy used by Palm Springs developers at least since the El Mirador was constructed in the 1920s. Besides the lobby and restaurants, the lodge included two-story motel room wings, and one-story bungalow units for longer stays. The landscaping was by noted Los Angeles

<sup>731</sup> "History-The Horizon Hotel," *The Horizon Hotel*, <https://lhorizonpalmsprings.com/about-lhorizon-resort-palmsprings#2952> (accessed March 20, 2015).

<sup>732</sup> Hess and Danish, 141.

landscape architect Garrett Eckbo.<sup>733</sup> In 1959, Irwin Schuman (who also owned the popular Chi Chi nightclub) opened the huge Riviera Hotel (1600 N. Indian Canyon Drive) at the northeast corner of N. Indian Canyon Drive and E. Vista Chino. It was the largest hotel in Palm Springs at the time, with more than 400 guest rooms arranged in multiple wings in a radial pattern around a central swimming pool.<sup>734</sup>



L: Rendering for the Ocotillo Lodge (1957-58, Palmer & Krisel). Source: *The Alexanders: A Desert Legacy*. R: Pool at the Ocotillo Lodge. Photograph by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Continuing the trend to larger hotels, the Agua Caliente Band of Cahuilla Indians decided to develop its small, rustic mineral hot springs near the center of Palm Springs into a large bath house and hotel development. The Spa Hotel and Bath House (1959-1963; demolished) was designed by William Cody, Donald Wexler, Richard Harrison, and Philip Koenig. It was an exceptional example of Modern design and planning; a long arcade of prefabricated concrete rose from a blue ceramic tile decorative pool to connect the town center to the lobby of the bath house. Several larger motels were constructed in the 1960s, including the Tropics Motor Lodge (1964, 411 E. Palm Canyon Drive; now the Caliente Tropics), which used the popular Tiki style. A large A-frame entry reminiscent of South Pacific lodge houses served as the *porte-cochère* to the two-story motel wings around a pool terrace landscaped with tropical planting and tiki statues.

<sup>733</sup> Hess and Danish, 137-140.

<sup>734</sup> Moruzzi, 91-93, and Niemann, 242-243.



Spa Bathhouse (1959; demolished),  
Photograph by Julius Shulman, 1960. Source:  
The J. Paul Getty Research Institute, Los  
Angeles. Digital Photo Collection.

Some of the older hostelrys invested in extensive improvements to keep up with the postwar demand. Charlie Farrell was elected mayor in 1948 and soon after hired Albert Frey to expand his Racquet Club with new Modern bungalows.<sup>735</sup> The Hotel El Mirador returned to civilian operation after serving as a military hospital during the war, and in 1952 underwent a major retrofit designed by Paul R. Williams and the firm of Williams, Williams & Williams.<sup>736</sup> In 1952 Western Hotels, the owners of the Oasis Hotel, began an extensive expansion. The McCallum adobe was relocated, the original Wright-designed dining room and kitchen were dismantled,<sup>737</sup> and the Oasis Commercial Building (1953, 101-121 S. Palm Canyon; HSPB-55), designed by Williams, Williams & Williams, was constructed in their place. The hotel expanded to the west, across South Belardo Road, with a new restaurant, apartments, and bungalows, and later a multi-story guestroom building also designed by E. Stewart Williams, which now comprise the Palm Mountain Resort and Spa.<sup>738</sup>

<sup>735</sup> Colacello, "Palm Springs Weekends," 206.

<sup>736</sup> Moruzzi, 60; Williams, 195.

<sup>737</sup> Several interior features were relocated to the ACBCI Cultural museum and the Ice Cream shop at the Village Green Park. These features were not evaluated as part of the survey, as interiors are outside the scope of the project; however, the City could consider local designation.

<sup>738</sup> Nicolette Wenzell, "Palm Springs History: The Garlicks built up Oasis Hotel," *The Desert Sun*, May 1, 2014, <https://www.desertsun.com/story/life/2014/05/01/palm-springs-history-oasis-hotel/8589979/> (accessed March 12, 2015). See also 1962 Sanborn map.



### Sub-Theme: Retail and Entertainment Development, 1945-1969



Town & Country Center (1948, Paul R. Williams and A. Quincy Jones; HSPB-51, listed in the National Register). Photographed in 1949 by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Several significant retail buildings were constructed in the years immediately after the war. The city's wealthy leisure class had always attracted exclusive shops. In 1947 Bullock's, one of Los Angeles' fashionable department stores, moved out of its boutique at the Desert Inn and into a new building by Los Angeles architects Walter Wurdeman and Welton Becket, with landscape design by Ruth Shellhorn (demolished).<sup>739</sup> It reflected the Late Moderne style the pair used the same year at Bullock's Pasadena to attract a stylish, suburban clientele. In the late 1950s Becket designed the Saks Fifth Avenue branch at 490 S. Palm Canyon Drive (altered) with highly textured walls of stone and molded concrete block.

Two other notable Los Angeles architects, Paul R. Williams and A. Quincy Jones, were hired by Pearl McCallum McManus to update her Tennis Club and design a new restaurant for the facility. Williams and Jones also collaborated on The Center (1948, 146 N. Palm Canyon Drive; listed in the National Register), also known as the Town & Country center, a two-story, Late Moderne-style collection of shops, offices, and a fashionable restaurant in the center of the block off the main retail area on Palm Canyon Dr.<sup>740</sup> The complex fronts onto both Palm Canyon and Indian Canyon Drives, and was

<sup>739</sup> Kelly Comras, *Ruth Shellhorn* (Athens, GA: University of Georgia Press, 2016), 33, 42.

<sup>740</sup> Palm Springs Modern Committee, "Town & Country Center," *PS MODCOM*, <http://www.psmocom.org/index.php/town-country-center-architecture/> (accessed October 29, 2012).

configured around a central landscaped courtyard, accessed from the streets by pedestrian passages. It is a rare example of a modern adaptation of the courtyard type more typically associated with Spanish and Mediterranean Revival styles.<sup>741</sup>



Robinson's (1958, Pereira and Luckman). Photograph by Julius Shulman.  
Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

Other commercial buildings serving tourists and local residents included shops along Palm Canyon and Indian Canyon Drives. While Spanish style buildings were sometimes still built in the immediate post-war years, Modern design was featured in numerous commercial buildings throughout the center of town, many of which were designed by prominent local and regional architects. These ranged from small single- and multi-tenant retail and office buildings, such as the commercial building by William Cody at 120 W. Arenas Road, to large, free-standing department stores and mixed-use commercial buildings. There are several commercial buildings from this period designed by Wexler & Harrison, including the Welmas Building (1960, 201-267 E. Tahquitz Canyon Way); other notable examples include the Robinson's department store (1958, 333-343 S. Palm Canyon Drive; HSPB-84) by the Los Angeles firm of Pereira and Luckman. Robinson's is a pavilion structure, with a high roof made up of connected diamond-shaped trusses that appear to float above slender pipe columns strengthened by tapered stiffening fins. This structure allowed for a large column-free interior span, and a large expanse of floor to ceiling glass to reveal the store's interior to passing motorists.

<sup>741</sup> Susan Secoy Jensen, Architect, AIA, M.Arch., Palm Springs Preservation Foundation, "National Register of Historic Places Registration Form, Town & Country Center," April 2015, Section 8, 14.





The Huddle Springs restaurant (1956, William Cody; demolished). Source: Lost Palm Springs.

Numerous restaurants were added to the commercial corridors during this period as well. Mirroring the trend in suburban, car-oriented districts of Los Angeles, restaurants along Highway 111 entering and leaving the center of Palm Springs were designed in the Googie style, a Modern style using boldly expressed structural elements and signs reflecting the scale of the automobile and meant to be noticeable through the windshield of passing cars. The Huddle Springs restaurant (1956; demolished) by William Cody was one of the most sophisticated examples in the nation of this Modernist type.<sup>742</sup> Another Googie example is the Denny's coffee shop by Los Angeles architects Armét and Davis (1965, 701 E. Palm Canyon Drive), which used an extended version of the Denny's prototype design as part of a motel complex.

Another commercial type which furnished notable examples of Modern architecture in Palm Springs was the bank. Bank architecture across the nation adopted Modern design (including drive-through service) to attract customers in the economic expansion after 1945. Palm Springs boasts an extraordinary collection of custom designs by noted architects which were also, by their size, position, and design, *de facto* civic landmarks celebrating the town's wealth. Notable examples in the 1950s were the first Coachella Valley Savings & Loan (1956, 383 S. Palm Canyon Drive) and Santa Fe Federal Savings & Loan (1960, 300 S. Palm Canyon Drive; HSPB-54), both by Williams, Williams & Williams; and City National Bank (1959, 588 S. Palm Canyon Drive; HSPB-52) by the Los Angeles firm Victor Gruen Associates.



Coachella Valley Savings and Loan #2 (1961, Williams, Williams & Williams). Photographed by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

<sup>742</sup> Alan Hess, *Googie Redux: Ultramodern Roadside Architecture* (San Francisco, CA: Chronicle Books, 2004), 98-101.

The design of the first Coachella Valley Savings & Loan reflects the influence of the International Style. Santa Fe Federal demonstrated Stewart Williams' design evolution; where Coachella Valley emphasized its box-like volume, the Santa Fe design gives the appearance of an open pavilion. The inset walls are almost entirely glass, set between two strong planes of roof and floor. The roof extends far beyond the glass walls to provide shade, enhanced by movable aluminum screen walls on the west façade. The floor plate cantilevers beyond the foundation to make this pavilion structure appear to float. City National Bank (1959), designed by Gruen associate Rudi Baumfeld, was an exuberant expressionistic design inspired by the chapel of Notre Dame du Haut in Ronchamps, France (1954) by Le Corbusier. A large curving roof with upswept eaves was set on three solid ovoid shapes; Baumfeld adapted the Ronchamp model by opening the west side of the building with a wall of glass to provide mountain views. To his two earlier banks, E. Stewart Williams added another major and distinctive bank design for the second Coachella Valley Savings & Loan at 499 S. Palm Canyon Drive (1961; HSPB-53). The iconic design recalls Oscar Niemeyer's 1956 Alvorada Palace in Brasilia and demonstrates Williams' move beyond traditional post-and-beam construction to explore the possibilities of structural concrete.<sup>743</sup>



L: City National Bank (1959, Victor Gruen Associates). Source: Bill Anderson/Courtesy Palm Springs Historical Society via *Palm Springs Life* Archives. R: The Oasis Building (1952, Williams, Williams & Williams; HSPB-55). Source: Palm Springs Historical Society as published in *Palm Springs Life*, "Modern, Naturally."

Many office buildings were also designed by prominent local architects (often for real estate, builder, or developer clients) in the postwar era. Collectively, they demonstrate the wide use and acceptance of modern design in Palm Springs. The Oasis Building (1952, 101-121 S. Palm Canyon Drive; HSPB-55) by Williams, Williams & Williams incorporated a shaded, inset ground floor patio on Palm Canyon Drive as an entry to several small retail stores, including a Kreis Drugstore with the original interior designed by Paul R. Williams (since remodeled). The second story was a large rectangular block which seemed to

<sup>743</sup> Elizabeth Edwards Harris, Ph.D., "Dignity and Delight: Modern Banks," in Sidney Williams, ed., *An Eloquent Modernist: E. Stewart Williams, Architect* (Palm Springs, CA: Palm Springs Art Museum, 2014), 102.

float above the ground floor, and contained office space (including the Williams, Williams & Williams offices).

Other examples of Modern offices in the central commercial district include 577 Sunny Dunes by Howard Lapham; the Harold Hicks Real Estate office (1958, 1345 N. Palm Canyon) by Williams, Williams & Williams; and the Welmas Building (1959, 100 S. Indian Canyon Drive) by Wexler & Harrison. These designs often featured outdoor corridors or courtyards and open stairs in response to the climate, and decorative elements such as colorful ceramic tile. As with other building types, these Modern designs reflected a range of interpretations, from the International Style influences in the Oasis Building to the brutalist influences seen in Robert Ricciardi's Gas Company building (1969, 211 N. Sunrise Way), with its tall, concrete walls finished in a rugged hammered texture.



Esso Station (Albert Frey, 1963-65; HSPB-33). Source: Palm Springs Visitors Center, via Flickr.

With the growing car culture in the postwar era, the construction of gas and service stations – particularly along major thoroughfares – became increasingly important. Palm Springs has a collection of postwar stations that were designed by prominent local architects: Albert Frey, William Cody, and Donald Wexler each designed a gas station in the city between 1963 and 1966. The box station type that had developed in the early 1930s, with its glossy glass and porcelain enamel exterior and carefully designed lighting, was meant to attract attention and reflected the increasing importance petroleum companies placed on standardization. In the postwar years owners and architects began to vary this basic form to distinguish their establishments, incorporating contemporary design trends such as canted display windows, raked or folded plate canopies, and boomerang-shaped supports that reflected the popular interest in

aeronautics and space travel and attracted the eye of passing motorists.<sup>744</sup> Frey's Esso station (1963-65, now the Palm Springs Visitors' Center, 2901 N. Palm Canyon Drive; HSPB-33 and HSPB-37) at the north end of the city features canted concrete block walls supporting a hyperbolic paraboloid steel roof which created a wide canopy over the pump area. Situated at the corner of the main highway into town and the turnoff to the new Palm Springs Tramway, it served as a landmark to this new tourist attraction. The design of a nearby Shell station has been attributed to William Cody (1964, 2796 N. Palm Canyon Drive; HSPB-99),<sup>745</sup> which featured a high canopy of thin, tapered concrete slabs. Donald Wexler's gas station at the corner of Tahquitz Canyon Way and El Cielo Road (1966, demolished) used post-and-beam concrete construction.

Tourism, Palm Springs' main industry, spawned the development of attractions, golf courses, and more motels in the 1960s. The premier attraction was the opening of the Palm Springs Aerial Tramway, a major engineering feat. Pylons were constructed on the side of rugged and steep Mt. San Jacinto to support cable cars transporting tourists 8,500 feet from the valley floor to the alpine mountain top. Frey & Chambers designed the tramway's lower Valley Station (1963, 1 Tramway Road; HSPB-33), and Williams, Clark & Williams designed the mountain station. Both included restaurants and viewing platforms. Frey and Chambers' design reflected their technological approach by incorporating a large triangulated truss to span a natural wash; the structure's triangular shapes were expressed on the exterior of the building. In the mountaintop environment, which has snow in winter, Williams, Clark, and Williams used heavy timber post-and-beam construction, allowing for tall windows to frame the panoramic views of the valley floor.<sup>746</sup>

In October 1967 the Palm Springs Planning Collaborative, an association of many local architects including John Porter Clark, William Cody, Albert Frey, Richard Harrison, and Roger Williams under the leadership of E. Stewart Williams, presented to the City Council a master plan for the Palm Springs central business district. The tourist-oriented plan included a two-block pedestrian promenade along Palm Canyon Drive, a convention center, a performing arts center, shops, offices, restaurants, hotels, plazas, and parking, covering the area from Ramon Road in the south to Alejo Road in the north. The plan's vast scope, long-range vision, and estimated \$65,000,000 cost proved overwhelming for the city council and the plan was quickly shelved.<sup>747</sup> Although the ambitious project was abandoned, it is

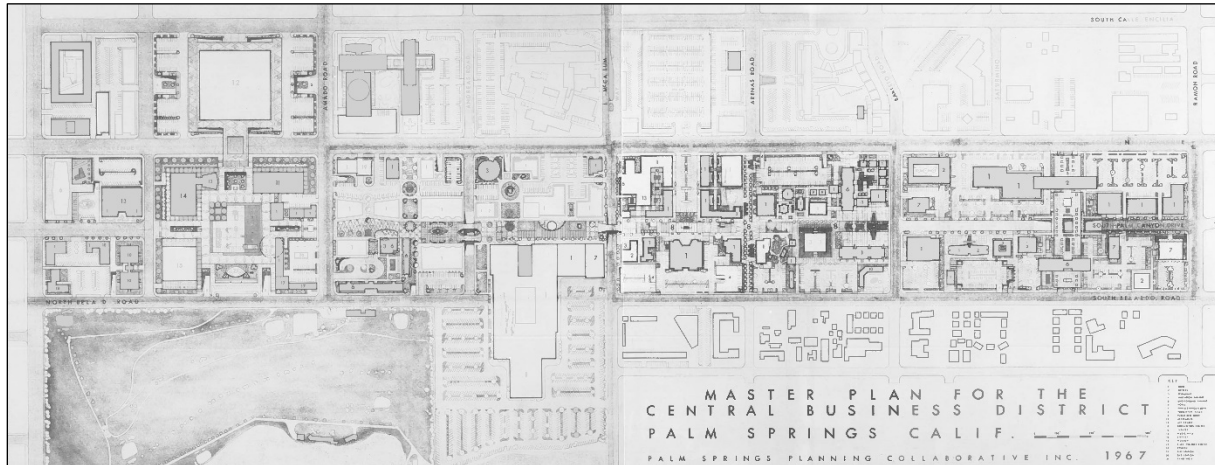
<sup>744</sup> Chad Randl, *Preservation Brief 46: The Preservation and Reuse of Historic Gas Stations* (Washington, D.C.: National Park Service, U.S. Department of the Interior, 2008), 3-4.

<sup>745</sup> This property has been attributed to architect William F. Cody. However, following consultation with the William F. Cody Papers, housed in the Special Collections Department of the Kennedy Library at California Polytechnic State University at San Luis Obispo, this attribution has not been substantiated. The property is currently undergoing a detailed historic assessment as part of a potential project review.

<sup>746</sup> The mountain station is located outside the Palm Springs city limit.

<sup>747</sup> Sidney Williams, "The Spirit of Collegiality, The Power of Eloquence," in *An Eloquent Modernist: E. Stewart Williams, Architect*, ed. Sidney Williams (Palm Springs, CA: Palm Springs Art Museum, 2014), 45-51.

noteworthy for its collaborative design by an impressive number of prominent local architects, and as a reflection of the importance of tourism in Palm Springs.<sup>748</sup>



Unrealized master plan for the central business district, 1967. Source: E. Stewart Williams Collection, Palm Springs Art Museum, as published in *An Eloquent Modernist: E. Stewart Williams, Architect*, p. 47-49.

<sup>748</sup> Per Marvin Roos correspondence May 11, 2016, though the plan was never adopted, the architects convinced several financial institutions to relocate in the south downtown area between Baristo and Ramon Roads. Several of those buildings are still used by financial institutions, while others are now serve as office space.



**Sub-theme: Las Palmas Business Historic District (1945-1969)<sup>749</sup>**

In the post-World War II era, the area that is now the Las Palmas Business Historic District continued the northward expansion of the main commercial center that started in the 1930s; however, development during this period consisted primarily of infill construction on undeveloped lots. Some simplified Spanish Colonial Revival buildings were constructed during this period, but the predominant architectural style in the district in the postwar years, as throughout Palm Springs, was Modern. The city's post-war boom of tourists and seasonal residents coincided with the rise in popularity of Modernism across the United States. This created, in Palm Springs, a perfect storm – an unusually high proportion of young architects, trained in the tenets of Modernism, who settled and practiced in Palm Springs after the war, combined with clients and developers willing to experiment with adventurous, unconventional designs. Architecture in Palm Springs from this period reflected this fortuitous convergence and expressed a wide range of Modern interpretations in the designs of residential, commercial, and institutional buildings, leaving the city with an unusually large and fine concentration of mid-20<sup>th</sup> century Modern design.



Clark & Frey Office Building (1947).  
Photographed by Julius Shulman.  
Source: The J. Paul Getty Research  
Institute, Los Angeles. Digital Photo  
Collection.

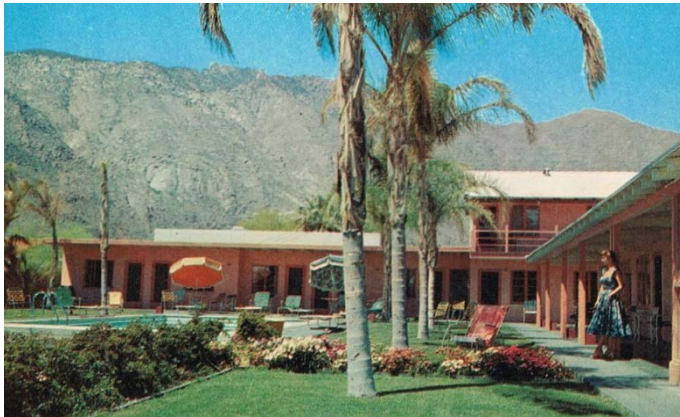
Commercial architecture in Palm Springs from this period increasingly served two purposes: the need for tourist-oriented buildings for seasonal residents and visitors, and the need for practical daily services, such as offices, banks, shops, and gas stations, for the growing population of permanent residents. In the Las Palmas Business Historic District, as throughout the city, buildings continued to be low in scale, predominantly one but occasionally two stories in height. Setbacks along N. Palm Canyon Drive are relatively consistent, with most buildings having only a minimal setback from the sidewalk. Setbacks are more varied along N. Indian Canyon Drive.

Clark & Frey designed a number of commercial buildings in the district in the late 1940s and early 1950s. These include their own office building (1947) at 875-879 N. Palm Canyon Drive, a two-story mixed-use building with retail on the ground floor and the architects' offices above; the Late Moderne-style Dollard Building (1947) at 687 N. Palm Canyon Drive; the Turonnet Building (1949) at 707-749 N. Indian Canyon Drive; and the one-story, minimalist Nichols Building (1953) at 891-895 N. Palm Canyon Drive.

<sup>749</sup> This sub-theme continues the discussion of the Las Palmas Business Historic District from the pre-World War II commercial development section. The Las Palmas Business Historic District was designated by the City in 1986. It is bounded by Alejo Road to the south, El Alameda to the north, and includes most properties fronting N. Palm Canyon and N. Indian Canyon Drives on both sides.

A noteworthy medical office building from this period is the Backstrom-Reid Building at 666 N. Palm Canyon Drive. Local developer and designer Howard Lapham constructed the two-story medical office building for Dr. Henry Reid and his business partner, Robert G. Backstrom.<sup>750</sup> The building is framed by its flat roof and end wall panels that form a continuous folded plane over the building and a *porte-cochère* that leads to the parking lot at the rear. The façade is articulated with stone veneer, decorative metal screens, and an exterior staircase leading to the second story.

The postwar tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale and were often oriented around a central landscaped area or pool; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Examples within the district include the Crawford Apartments, an early motor court at 855 N. Indian Canyon Drive (1945; currently the Village Inn);<sup>751</sup> and the Del Hai Mo Lodge at 641 N. Palm Canyon Drive (1952; altered).



Postcard of the Crawford Apartments.

<sup>750</sup> Historic Site Preservation Board, “Las Palmas Business Historic District Building Histories,” (undated), 19. Although some sources attribute the design of this building to Haralamb Georgescu, with whom Lapham was associated, Georgescu’s biographical information indicates that he did not begin working with Lapham until 1959, after the Backstrom-Reid building was constructed.

<sup>751</sup> Historic Site Preservation Board, “Las Palmas Business Historic District Building Histories,” undated, 11.

## POST-WORLD WAR II COMMERCIAL DEVELOPMENT (1945-1969): ELIGIBILITY

### Property Types: Commercial Building; Historic District

Examples of commercial buildings from this period may include hotels, motels, retail stores, banks, restaurants, commercial storefront buildings, and automobile-related resources including auto dealerships and drive-ins. There was a great deal of commercial development in Palm Springs in the immediate postwar period, and continuing into the 1960s. Commercial properties in Palm Springs associated with this period include the Hotel Del Marcos (1946-47, HSPB-78), the Town and Desert Apartments (1947; now the Hideaway; HSPB-90), the Town & Country Center (1948; HSPB-51), the Oasis Commercial Building (1953, HSPB-55), and the Esso station (1963-65, HSPB-33 and HSPB-37; now the Visitors Center).

### Applicable Eligibility Criteria

A commercial property from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>752</sup>	As an excellent example of commercial development in Palm Springs, reflecting the City's growth in the postwar era, including the continued importance of tourism. Commercial buildings eligible under this criterion must represent a trend or pattern of development, they cannot simply have been constructed during the post-World War II era.
C/3/4,5 (Architecture)	As an excellent or rare example of an architectural style, property type, or method of construction from the period; or as the work of a noted architect. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles chapter.
A/1/6 (District)	A collection of commercial buildings that are linked geographically may be eligible as a historic district. Potential commercial districts in Palm Springs will likely span several periods of development.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an

<sup>752</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, properties and districts must retain sufficient integrity to convey their historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>753</sup> A commercial property from this period eligible under Criteria A/1/3 should retain integrity of location, design, workmanship, materials, and feeling, at a minimum, in order to reflect the important association with the city's commercial development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. <sup>754</sup> Replacement of original storefronts is a common and acceptable alteration.
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>755</sup> A commercial property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. Replacement of original storefronts is a common and acceptable alteration.

<sup>753</sup> *National Register Bulletin 15.*

<sup>754</sup> *National Register Bulletin 15.*

<sup>755</sup> *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/6 (District)	In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Some alteration to individual buildings, such as replacement of storefronts is acceptable. Eligible historic districts may span several periods of development; at this time, the only commercial historic district that has been identified in Palm Springs is the Las Palmas Business Historic District.

**Post-World War II Commercial Development (1945-1969): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- represent important patterns and trends in commercial development from this period; or
- represent an excellent or rare example of an architectural style, property type, or method of construction; or be associated with a significant architect or designer; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

To be eligible under this theme, a historic district must:

- retain a majority of the contributors dating from the period of significance; and
- display the original planning features of a commercial enclave or corridor, including use, setbacks, and other planning features; and
- retain the essential aspects of historic integrity.



**THEME: POST-WORLD WAR II CIVIC AND INSTITUTIONAL DEVELOPMENT (1945-1969)**

This theme explores the development of civic buildings, schools, churches, and other institutions in the decades after World War II. As Palm Springs' population grew, so did the need for civic buildings. Usually designed by local architects, they reflected the progressive symbolism of Modernism in schools, churches, fire stations, and especially in a new City Hall.

For the first few months after incorporation, the City Council met on the second floor of old Fire Station No. 1 (377 N. Palm Canyon Drive; demolished). From 1939 to 1944 Council meetings were held in the Guatiello Building (482 N. Palm Canyon Drive; demolished), and from 1944 to 1948 in the El Paseo Theater in the El Paseo Building (800 N. Palm Canyon Drive; HSPB-27). From 1938 to 1948 municipal offices were located in the Chamber of Commerce building (363 N. Palm Canyon Drive; demolished), a small bungalow built in 1919 by Dr. J.J. Kocher. In 1948 the administrative offices and City Council meetings were relocated to three buildings on the Palm Springs Air Base property that had recently been vacated by the Army Air Corps. In 1949 a 100-acre parcel of the property was deeded to the City.<sup>756</sup> The City subleased the remainder of the air base property to the Palm Springs Airport Corporation and later, in 1952, to Aero-Palm Springs, Inc. under the leadership of "Great-Grandmother Pilot" Zaddie Bunker, and the property became the new municipal airport.<sup>757</sup>

In 1952 the firm of Clark, Frey & Chambers was selected to design a new City Hall building to accommodate the growing city's administrative needs (3200 E. Tahquitz Canyon Way; HSPB-33). Various sites were considered, including Tamarisk Park and Torney General Hospital (El Mirador), before the city selected a ten-acre site within the vacated Federal land, avoiding the costs of land acquisition. On December 15, 1953 the city transferred \$300,000 from the Capital Outlay Fund to a dedicated City Hall Construction Fund to begin the process. The entire cost of the building, which totaled \$408,318, was financed through sales tax revenues, without resorting to bond issues or increased property taxes. Final working drawings were submitted on January 18, 1956 and the bid was awarded to Kretz and Wilson of Indio on February 21. Construction began on March 6, and the new City Hall was dedicated on November 8, 1957. By that time the city's permanent population was 12,225, with a seasonal increase to 45,000.<sup>758</sup>

For the design of City Hall, Clark, Frey & Chambers collaborated with Williams, Williams & Williams. The building used a Modern vocabulary to convey the symbolic role of a city hall; the main entrance to the administrative offices was defined by a large square canopy with a circular opening to the sky, while the city council chamber was given definition in a separate, attached wing marked by a freestanding *aedicula*. The windows of the office wing were shaded by deep eaves and a screen of deep tubular sections that allowed views out, but shut out direct sunlight. The City Council wing was constructed of

<sup>756</sup> "Your City Hall."

<sup>757</sup> Greer.

<sup>758</sup> "Your City Hall."

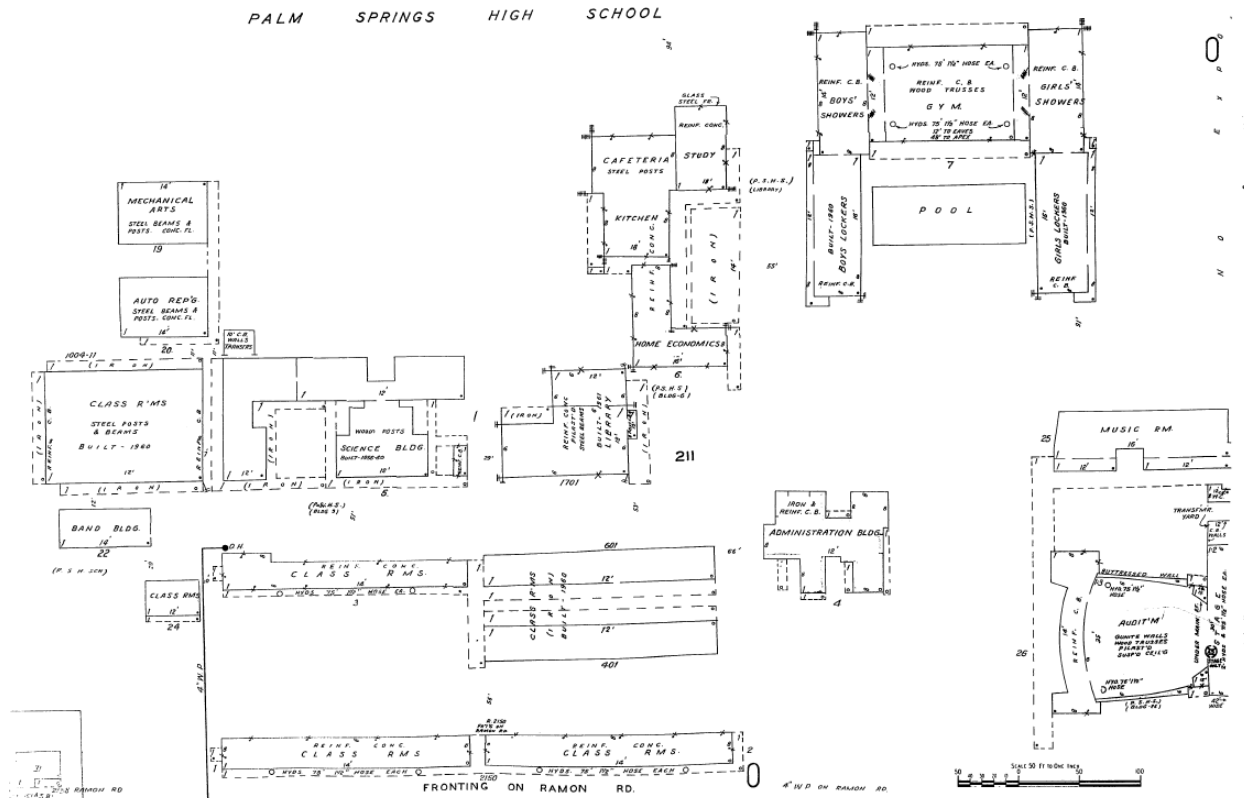
concrete block integrally tinted a rose color; the blocks were slightly offset to create a distinctive geometric pattern on the flat walls, especially when raked by sunlight.

In the 1960s a civic center was developed around the City Hall with the addition of several other civic facilities. A special election in 1961 approved the city's purchase of and improvements to the airport property. The location at the west end of Tahquitz Canyon Way created a central axis with the airport as its terminus, while Modern architecture and uniform setbacks unified the area as a civic center. The anchor and largest addition to the civic center was Donald Wexler's Palm Springs Airport (1966; front façade HSPB-70) at the end of Tahquitz Canyon Way. A major project for a local architect, the modern airport evoked the swept lines of a jet plane. Outdoor waiting rooms for the gates celebrated the weather that awaited arriving passengers. The landscape design, including the fountains, was completed by local landscape architect David Hamilton.<sup>759</sup> Also included in the civic center was the Palm Springs Police Building (1962, 3111 E. Tahquitz Canyon Way) by John Porter Clark, and the Riverside County Courthouse (1962, 3255 E. Tahquitz Canyon Way) by Williams, Clark and Williams.

Other civic facilities constructed in the postwar era to accommodate the growing population and increased need for municipal services include several fire stations: Fire Station No. 1 (1957, 277 N. Indian Canyon Drive; HSPB-39) by Frey & Chambers, and Fire Station No. 3 (1964, 590 E. Racquet Club Road) by Hugh Kaptur. Additionally, a new post office (1970, 333 E. Amado Road) was constructed as an alternative to the 1930s post office located in La Plaza.

Palm Springs also needed new school facilities in the postwar era. In the late 1950s, Palm Springs High School (2248 E. Ramon Road) added several new buildings to the campus, which was originally constructed in the Spanish style in the 1930s. These included a new auditorium (1956) and library (1958), both designed by Williams, Williams & Williams (extant). For a major expansion of the school commissioned in 1958, Wexler & Harrison, working with engineer Bernard Perlin, utilized a prefabricated steel construction system to reduce costs; the simple rectilinear shapes reinforced their Modern style. The system proved successful, and Wexler & Harrison used it in many schools. Other school facilities built to accommodate Palm Springs' growing population during the postwar era include Raymond Cree Middle School (1966, 1011 E. Vista Chino) by Donald Wexler; 1953 and 1958 additions to the Cahuilla Elementary School (833 E. Mesquite Avenue; demolished) by Wexler & Harrison (originally constructed in 1941 and designed Clark & Frey); and the Palm Springs Unified School Administration Building (1963, 333 S. Farrell Drive) by E. Stewart Williams.

<sup>759</sup> Per landscape historian Steven Keylon.



1962 Sanborn Fire Insurance Map of Palm Springs depicting Palm Springs High School. Source: Digital Sanborn Maps, 1867-1970 via Los Angeles Public Library.

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

Several churches and other institutional buildings were constructed in the city during this period. Temple Isaiah (commissioned in 1949, 332 W. Alejo Road; altered) by Williams, Williams & Williams accommodated a growing congregation. Clark & Frey's American Legion Post #519 (1948, 400 N. Belardo Road; HSPB-36) was a small building, but was as carefully designed using simple Modern forms as any of their work. The Palm Springs First Church of Christ Scientist (1957, 605 S. Riverside Drive) by Frey & Chambers used a collection of simple rose-tinted concrete block forms topped with gentle shed roofs. This interpretation of Modernism used simplicity and modern technological materials composed not on a strict grid, but with oblique angles. For the desert climate, direct sunlight was moderated in the main auditorium with small garden courts to filter the light. The design of St. Theresa Catholic Church (1968, 2800 E. Ramon Road) by William Cody demonstrated an expressionistic facet of his design ability. Here, Cody used thick concrete walls with a curved section to create a protected precinct; in the middle of it sat the sanctuary enclosed with glass walls, and topped by a sweeping pyramid echoing the curved section of the surrounding walls. Though modern in form and structure, the design leads the eye upward in a symbolic gesture in the same manner as traditional Gothic churches.

Other important institutions established during this period include the Moorten Botanical Gardens, which was founded in 1957 at the former Stephen H. Willard estate on South Palm Canyon Drive. Chester "Cactus Slim" Moorten, one of the original "Keystone Kops" in the Max Sennett film series, had settled in Palm Springs after contracting tuberculosis. He established a landscape sales, design, and contracting business, specializing in desert plants, in 1938. Two years later Moorten married Patricia Haliday, who had studied botany and horticulture at USC and UCLA. Together they designed and installed desert gardens for some of Palm Springs' most famous residents including Frank Sinatra, Bing Crosby, and Walt Disney. Disney also hired the Moortens to install cactus gardens in the Frontierland area of his new Anaheim amusement park. In the mid-1950s the Moortens purchased the Willard estate and in 1957 opened their botanical garden, with over 3,000 varieties of desert plants, a palm grove, and the world's first *Cactarium*.<sup>760</sup>

In 1958 the Palm Springs Desert Museum moved into its first permanent home, a new 10,000-square-foot building designed by E. Stewart Williams, and for the first time included galleries dedicated to fine arts.<sup>761</sup> The new museum was located on Tahquitz Canyon Way, just east of the Welwood Murray Memorial Library, on a parcel donated by Cornelia White in 1947. The museum building in fact wrapped around White's "Little House" of railroad ties, which had been relocated to the southwest corner of Tahquitz Canyon Way and Indian Canyon Drive in 1944.<sup>762</sup>

<sup>760</sup> Niemann, 149-150; and "Patricia Moorten Obituary," *The Desert Sun*, July 16-21, 2010, <https://obituaries.desertsun.com/obituaries/thedesertsun/obituary.aspx?n=patricia-moorten&pid=144092145> (accessed August 17, 2015).

<sup>761</sup> Palm Springs Art Museum, "About Us," <http://www.psmuseum.org/about-us/> (accessed August 2015). The museum, now the Palm Springs Art Museum, relocated to its current facility, also designed by Williams, in 1976. The old building was replaced with a commercial building.

<sup>762</sup> Niemann, 80, and Sanborn fire insurance maps, 1962.

## POST-WORLD WAR II CIVIC AND INSTITUTIONAL DEVELOPMENT (1945-1969): ELIGIBILITY

### Property Types: Civic or institutional building

Civic property types include city halls or other offices for public agencies, post offices, fire and police stations, schools, and libraries. Non-governmental institutional property types include churches, meeting halls, and buildings associated with social organizations. Example civic and institutional buildings in Palm Springs associated with this period include City Hall (1957, HSPB-33), Palm Springs International Airport (1966; front façade HSPB-70), American Legion Post #519 (1948, HSPB-36), and St. Theresa Catholic Church (1968).

### Applicable Eligibility Criteria

A civic or institutional property from this period may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/3 (Pattern of Development/Period) <sup>763</sup>	<p>As an excellent example of civic or institutional development from this period, representing the significant growth in Palm Springs following World War II.</p> <p><i>National Register Criteria Consideration A: Religious Properties</i></p> <p>Note that a religious property is eligible for listing in the National Register if it derives its primary significance from architectural or artistic distinction or historical importance.</p> <p>“A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.”<sup>764</sup></p>

<sup>763</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that “reflect or exemplify a particular period” in history.

<sup>764</sup> *National Register Bulletin 15.*

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CRITERIA	REASON
C/3/4,5 (Architecture)	As an excellent or rare example of an architectural style from the period, or as the work of a master builder, designer, artist, or architect. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architectural Styles section.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/3 (Pattern of Development/Period)	A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). <sup>765</sup> A civic or institutional property from this period eligible under Criteria A/1/3 should retain integrity of location, design, materials, feeling, and association, at a minimum, in order to reflect the important association with the city's civic and institutional development during this period.

<sup>765</sup> *National Register Bulletin 15.*

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
C/3/4,5 (Architecture)	A property important for illustrating a particular property type, architectural style or construction technique; or that represents the work of a master must retain most of the physical features that constitute that type, style, or technique. <sup>766</sup> A civic or institutional property significant under Criterion C/3/4,5 (Architecture) should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

#### **Post-World War II Civic & Institutional Development (1945-1969): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- reflect important civic or institutional development from the period; or
- represent an excellent example of an architectural style or property type; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

<sup>766</sup> *National Register Bulletin 15.*

**THEME: THE INFLUENCE OF THE ENTERTAINMENT INDUSTRY (1945-1969)**



Bob Hope, Frank Sinatra, and Dean Martin outside the Canyon Country Club. Photograph, 1963. Source: Los Angeles Public Library, Herald-Examiner Collection.

Palm Springs' popularity as a favorite destination for the entertainment industry continued after World War II and through the 1960s. A number of celebrities became intimately associated with the town and helped to promote its popularity and growth during this period. Among these the most prominent were Bob Hope, the town's first honorary mayor, and patron of the annual Bob Hope Golf Classic tournament (now the Humana Challenge) that has donated more than \$50 million for local nonprofits since its inception in 1960;<sup>767</sup> Frank Sinatra, whose "Rat Pack" image personified the city's post-war swank; and Dinah Shore, patron of the Colgate Dinah Shore Championship (now known as the ANA Inspiration Championship), the premier women's golf tournament and one of the Coachella Valley's biggest annual events.<sup>768</sup>

The Doll House (1032 N. Palm Canyon Drive; demolished) was an industry favorite for dinner, drinks, and dancing. It was opened in 1945 by Ethel and George L. Strebe, the brother of local theater owner Earle C. Strebe. Among the regulars who enjoyed the restaurant's famous steaks, icebox cake, and entertainment by the Guadalajara Boys were Marlene Dietrich, Doris Day, Ava Gardner and Frank Sinatra, Dick Haynes, Ida Lupino, Howard Hughes, Rosalind Russell, Elizabeth Taylor and Eddie Fisher, Jack Warner, and Daryl Zanuck. Joan Crawford once traded places with a look-alike waitress at the Doll

<sup>767</sup> Humana Challenge, "Quick Facts," *Humana Challenge*, <http://www.humanachallenge.com/Quick-Facts> (accessed January 23, 2015).

<sup>768</sup> Niemann, 166.

House, and singer Peggy Lee was allegedly “discovered” there.<sup>769</sup> The Doll House closed in 1959. In 1966 it was converted to an Italian restaurant, Sorrentino’s (a favorite of Frank Sinatra and Kirk Douglas) which closed in 2002.<sup>770</sup>



The Doll House. Source: *Palm Springs Life*, “Explore Palm Springs: Nightclubs Spruce up for 1950-51 Season.”

Several celebrities invested in Palm Springs businesses during this period. After purchasing his Old Las Palmas house in 1955 actor Alan Ladd opened a hardware store in partnership with local contractor Robert Higgins, a high school friend. The store was originally called HigginsLadd and was located at 533 South Palm Canyon Drive (demolished). Ladd himself frequently waited on customers there until his death in 1964. Ladd’s family maintained the store, later known as Alan Ladd Hardware, and in 1968 moved it to a purpose-built two-story building, the Alan Ladd Building (Kaptur-Lapham & Associates), at 500 S. Palm Canyon Drive.<sup>771</sup> The store closed in 2002 and the building, now called The 500, was remodeled in 2013.<sup>772</sup>

In 1961 Gene Autry, the “Singing Cowboy,” who had recently purchased the California Angels baseball team, bought the Holiday Inn at 4200 E. Palm Canyon Drive (altered) to house his players during spring training. Autry enlarged the hotel and changed its name first to Melody Ranch and then to the Gene Autry Hotel. Autry sold the hotel in 1992 and it was transformed into the Versailles-inspired Givenchy Spa Hotel. The Givenchy was purchased by talk show host Merv Griffin in 1998 and became the Merv Griffin Hotel and Givenchy Spa. Griffin sold the property in 2002 and in 2004 it reopened as the Parker Palm Springs.<sup>773</sup>

<sup>769</sup> Niemann, 252. See also Peter Moruzzi, *Palm Springs Holiday* (Layton, UT: Gibbs Smith, 2009), 106. There is a discrepancy in the accounts of Peggy Lee’s “discovery;” sources claim this occurred about 1941, yet current research indicates that the Doll House was opened in 1945.

<sup>770</sup> Niemann, 253.

<sup>771</sup> Morris Newman, “Modern Master: Architect Hugh Kaptur’s Designs Were among the Most Creative and Innovative of the Era,” *Palm Springs Life*, February 2014, <http://www.palmspringslife.com/Palm-Springs-Life/February-2014/Modern-Master/> (accessed January 27, 2015). The text does not mention the Alan Ladd building but it is included in accompanying photographs of Kaptur’s work. Sources disagree on whether the architect of the Ladd building was Kaptur or Lawrence Lapham.

<sup>772</sup> “The 500 Comes to Downtown Palm Springs,” *Coachella Valley News.com*, <http://www.coachellavalleynews.com/news-desk/the-500-comes-to-downtown-palm-springs> (accessed January 26, 2015).

<sup>773</sup> Niemann, 239-240. Architect John Grist designed the Parker Palm Springs remodel.



L and R: Palm Springs Tennis Club (1947, A. Quincy Jones and Paul R. Williams). Photographed by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

In the postwar era, both Pearl McManus and Charlie Farrell expanded their respective tennis clubs. In 1947, Pearl McManus hired Paul R. Williams and A. Quincy Jones to remodel the Tennis Club (originally opened in 1938 at 701 W. Baristo Road), and design a new clubhouse and restaurant. The new buildings followed the irregular contours of the site, with angled glass walls looking over the rocky hillside and the swimming pool.<sup>774</sup> The original stone terraces were considered such an integral part of the club that Jones and Williams employed stacked-stone walls to continue the look inside the club. In 1948, soon after he was elected mayor of Palm Springs, Farrell hired Albert Frey to enlarge the Racquet Club with new bungalows.<sup>775</sup> Farrell became known as “Mr. Palm Springs” for his decades of work as a local businessman, city promoter, councilman, and mayor.<sup>776</sup>



Racquet Club bungalows designed by Clark & Frey in 1948. Photographed by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.

<sup>774</sup> Hess and Danish, 116-118.

<sup>775</sup> Colacello, 206.

<sup>776</sup> Niemann, 135.



As in the years before the Second World War, a number of celebrities built or purchased seasonal homes in Palm Springs in the post-war decades. While the established centrally-located neighborhoods of the Movie Colony and Old Las Palmas remained popular with the entertainment industry, in the late 1950s Vista Las Palmas, a tract of Mid-century Modern houses developed by the Alexander Construction Company immediately west of Old Las Palmas (Las Palmas Estates), began to attract celebrity residents. Other Palm Springs neighborhoods with celebrity residents included Deep Well Ranch Estates, the secluded Mesa neighborhood, Little Tuscany, and Smoke Tree Ranch. Walt Disney owned two homes at Smoke Tree Ranch (1800 South Sunrise Way), purchasing the first in 1948 and building the second in 1957. The ranch's multi-purpose room is named in his honor.<sup>777</sup> Among the most renowned celebrity homes in Palm Springs is Twin Palms (originally 1148 E. Alejo Road; now 1145 E. Via Colusa; HSPB-77), the estate of singer and actor Frank Sinatra.

<sup>777</sup> Johns, 250-251.

#### THE INFLUENCE OF THE ENTERTAINMENT INDUSTRY (1945-1969): ELIGIBILITY

##### **Property Types: Single-family Residence, Multi-family Residence, Commercial Building, Film Location, Historic District**

Starting in the early 20<sup>th</sup> century, Palm Springs was a get-away for members of the entertainment industry; this was a trend that continued after the war. Properties significant under this theme include residents and commercial establishments with specific associations with the entertainment community.

##### **Applicable Eligibility Criteria**

A property or district may be eligible for historic designation under one or more of the following criteria:

CRITERIA	REASON
A/1/1,3 (Pattern of Development/Event/Period) <sup>778</sup>	Commercial properties may be eligible under this theme for representing a known association with the Hollywood social scene. Film locations may be eligible as the site of an iconic motion picture or television production (Criterion A/1/1).
B/2/2 (Person)	<p>For its association with an important person(s) in the entertainment industry. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance. Properties associated with living persons are usually not eligible for landmark designation. Sufficient time must have elapsed to assess both the person's field of endeavor and his or her contribution to that field. Note that many residences in Palm Springs significant for an association with a person in the entertainment industry are likely second homes.</p> <p>Eligibility under Criterion B for listing in the National Register of Historic Places requires that:</p> <p>"Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or productive life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated</p>

<sup>778</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local. Note that National Register/California Register Criterion A/1 can be applied to a single event important in history, or to an overall trend or pattern of development. The City of Palm Springs local ordinance distinguishes these into separate criteria – Criterion 1 applies to properties that are associated with a singular event; Criterion 3 applies to properties that "reflect or exemplify a particular period" in history.

CRITERIA	REASON
	<p>that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations. A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life.”<sup>779</sup></p> <p>Note that many of these properties may not be visible from the public right-of-way. For survey purposes, these properties have been flagged and assigned a status code indicating that additional evaluation is needed due to lack of visibility.</p>
A/1/6 (District)	A collection of residences associated with members of the entertainment industry that are linked geographically may be eligible as a historic district. Residences eligible under this theme will likely contribute to historic districts that are significant under other contexts and themes; an association with members of the entertainment industry represents one layer of an area's history.

### Integrity Considerations

Each type of property depends on certain aspects of integrity to express its historic significance. Determining which of the aspects is most important to a particular property type requires an understanding of the property's significance and its essential physical features. The rarity of the property type should also be considered when assessing its physical integrity. In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under this theme.

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
A/1/1,3 (Pattern of Development/Event/Period)	A property under this theme eligible under Criteria A/1/1,3 should retain integrity of location, design, feeling, and association.

<sup>779</sup> *National Register Bulletin 15*, Section VI: How to Apply the National Register Criteria for Evaluation.”

CRITERIA	REQUIRED ASPECTS OF HISTORIC INTEGRITY
B/2/2 (Person)	A residential property significant under Criterion B/2/2 (Person) should retain integrity of location, design, workmanship, and feeling, at a minimum, in order to convey the historic association with a significant person.
A/1/6 (District)	In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. A contributing property must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. Eligible historic districts may span several periods of development.

#### **The Influence of the Entertainment Industry (1945-1969): Registration Requirements**

To be eligible under this theme, a property must:

- date from the period of significance; and
- represent a known association with an important person or persons in the entertainment industry; for commercial properties, represent a known association with the Hollywood social scene in Palm Springs; a film location must represent an iconic location; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity.

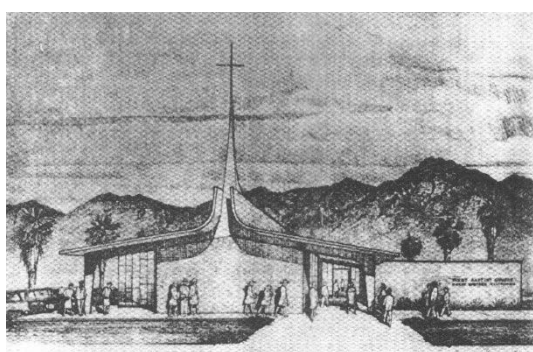
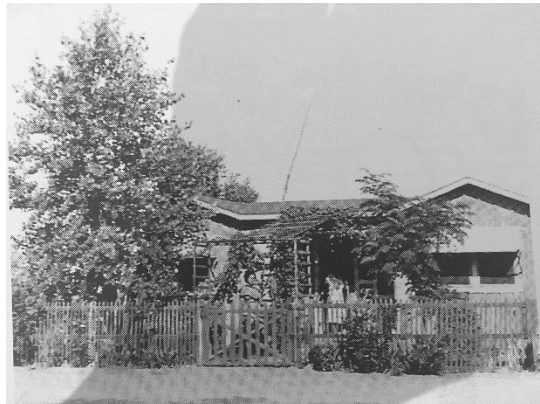
To be eligible under this theme, a historic district must:

- retain a majority of the contributors dating from the period of significance; and
- retain a majority of the contributors with a known association with members of the entertainment industry; and
- retain the essential aspects of historic integrity.





## Context: Ethnic Minorities in Palm Springs



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## CONTEXT: ETHNIC MINORITIES IN PALM SPRINGS

### Introduction

This context about minority populations in Palm Springs was developed after the completion of the Draft Palm Springs Historic Context and Survey Update in 2016. It is meant to provide additional information about development patterns associated with people of color who lived and worked in Palm Springs. There is some overlap in the discussion of residential developments included in the main context narrative and in this chapter; the information contained here provides an additional layer of history for those areas.

### Overview

The natural wonders and favorable climate of Palm Springs lured people from varied backgrounds. In an undated manuscript (c. late 1880s), African American social reformer, abolitionist, writer, and statesman Frederick Douglass (1818-1895) visited none other than Dr. Welwood Murray, and recalled:

With the pleasant memories of the happy day spent in the Palm Canyon lulling me to sleep early in the evening ... I forgot fatigue and awoke refreshed. ... The delightful sunny atmosphere made it possible for a resident of a cold climate to remain in doors. There were trees to examine, green plants to collect. Flowers to put in the press before the welcome noonday bell called the family to enjoy the cooking of the China man [sic] presiding in the kitchen. So the work of the Indian is the laundry, who made the table linens, and that of the Irish maiden from the far-distant Massachusetts in the dining room – what else was there to desire? On the arrival of the daily mail, letters from home and the newspapers interested the residents whether they hailed from Mexico or Oregon. Racking coughs were forgotten for a time at least and life seemed worth living. At breakfast the following morning, Dr. Murray notified us that he was prepared to drive to the foot of another canyon. By lessening the walk over the arid plain he deemed the ascent easy for us.<sup>780</sup>

*Frederick Douglass, "Palm Canyon"*

Throughout the document, Douglass recounts visits to Native American homes and expresses fascination with the desert flora and fauna. Indeed, the beauty, health benefits, and topography of Palm Springs transcended the interest of any one community and, ultimately, the desert became home to a diverse population of residents.

This context maps the key social and economic drivers for communities of color and the subsequent patterns of development that emerged in the City of Palm Springs. What follows is an exploration of the residential, institutional, and commercial development patterns associated with the communities of

<sup>780</sup> Frederick Douglass, "Palm Canyon," Washington D.C., Library of Congress, 7-8.

color other than the Native American population. While the social and cultural development of African American, Latino, Chinese, Japanese, and Filipino communities are inextricably linked with the Agua Caliente Band of Cahuilla Indians, the purposeful focus here is to document the non-Native American historic context to aid with the identification of potential historic resources.

**THEME: RESIDENTIAL DEVELOPMENT ASSOCIATED WITH ETHNIC MINORITIES (c. 1900-1969)**

Residential development patterns for the communities of color in the City of Palm Springs are unique and differentiated from other established patterns of development in the village. The discussion begins with an examination of their role in the resort industry, migration and the growth of Section 14, the period of urban renewal and dispersion, and ends with the period of community outreach and housing development.

**Residential development associated with Resort Industry workers, 1900-1930**

Whether it was constructing the buildings and infrastructure or filling the service jobs that kept the resorts humming, the Latino, African American, Chinese, Japanese, and Filipino residents of Palm Springs served as the backbone of the resort industry at the beginning of the 20<sup>th</sup> century.



Chinese Cook at the Desert Inn c. 1930.  
Source: Palm Springs Historical Society.

The earliest non-Native American people of color to reside in Palm Springs were closely tied to the city pioneers. In the 1910 U.S. Census, two Chinese cooks, Sin Ham Chin and Yan Lee, are enumerated as part of Nellie Coffman's "sanitarium" staff. The township also counted four male Japanese residents: two were servants working and living in the homes of private families, and two were farm laborers.<sup>781</sup> Although no Latinos or African Americans were enumerated in the 1910 Census for Palm Springs, the greater San Geronio township was home to many Latinos who worked either for the railroad or as day laborers. Latinos became the laborers of choice for the railroads after restrictions on Chinese immigration were imposed.

<sup>781</sup> Because of the seasonal nature of the Palm Springs community, census data can be skewed. The 1910 U.S. Census was taken in Palm Springs in April and as such, reflects the presence of some 20 lodgers at Coffman's.



During the Mexican Revolution (c. 1910-1920), many families left Mexico for the Coachella Valley. According to author and archivist for the Palm Springs Historical Society, Renee Brown "...the first Mexican families in Palm Springs came to work on the construction of the road that climbed up the mountain behind the Desert Inn."<sup>782</sup> These workers set up tents on the area presently occupied by the O'Donnell Golf course.

By the 1920 census, Nellie Coffman's staff had grown. She now employed five Chinese (two cooks, a servant, and two gardeners) and the first enumerated African American resident, Augustina Williams, who was also a cook. Although the census taker for the 1920 roll did not identify addresses associated with residents, it appears that at least one Latino family and one Japanese family lived side by side with the Caucasians. They included Ernesto Palico, a cement mason, his wife Adela and their three sons. Also enumerated were J. Fujimoto and his wife, living with his business partner Rokichi Kowase and his wife, and Fusarichi Yamasaki, all involved in "market gardening."<sup>783</sup>

The 1920 Census also enumerates dozens of "Palm Springs Mission Indians," which included 60 individuals of Mexican heritage. Although it is not known from the data exactly where these people lived, they may have been among the first non-white, non-Native American residents of Section 14. Nevertheless, it is the first evidence of the development pattern of Native Americans and Latinos sharing a residential community. On June 30, 1925, the first known Mexican American infant, Pasqual Quiroz (1925-2014), was born to parents living in the makeshift structures in the early tent community near the Desert Inn.<sup>784</sup> Latinos were predominantly employed as laborers helping to construct the many new buildings in the village.



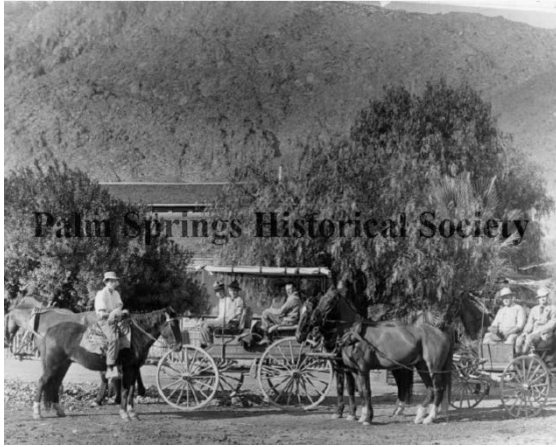
L: Pasqual "Paul" Quiroz c. 1950. R: Salazar Family, c. 1929. Source: Palm Springs Historical Society.

<sup>782</sup> Renee Brown, "The History of Mexican Families in the Coachella Valley," *The Desert Sun*, April 20, 2017.

<sup>783</sup> U.S. Census, 1920.

<sup>784</sup> Renee Brown, "The History of Mexican Families in the Coachella Valley," *The Desert Sun*, April 20, 2017.





L: This image was taken in front of the Desert Inn on the northwest corner of Tahquitz Drive and North Palm Canyon Drive. The building visible in the background is part of the Desert Inn that housed Filipino employees and became known as Manila. Source: Palm Springs Historical Society. R: Looking eastward at the Desert Inn showing employee dorms at rear. Source: Los Angeles Public Library.

During this period, the resorts employed large numbers of people of color, especially Asian men. In 1930, five Korean men (porters), 12 Chinese men (kitchen help), and 17 Filipinos (in a variety of service positions) were employed at the Desert Inn. The Oasis Hotel also employed several Filipinos, as did the El Mirador.<sup>785</sup> All three hotels provided housing for their employees. Employee dorms at the El Mirador were located on the southeast corner of Indian Avenue and Tachevah Drive in two separate buildings. At the Desert Inn, a number of small buildings were used to house employees, with one group designated especially for women.<sup>786</sup> One building at the Desert Inn became known as “Manila” due to the large number of Filipino residents.<sup>787</sup> The Oasis Hotel provided housing away from the resort itself in four buildings located on the east side of present-day S. Cahuilla Road between E. Tahquitz Canyon Way and W. Arenas Road.<sup>788</sup> None of these structures are extant.

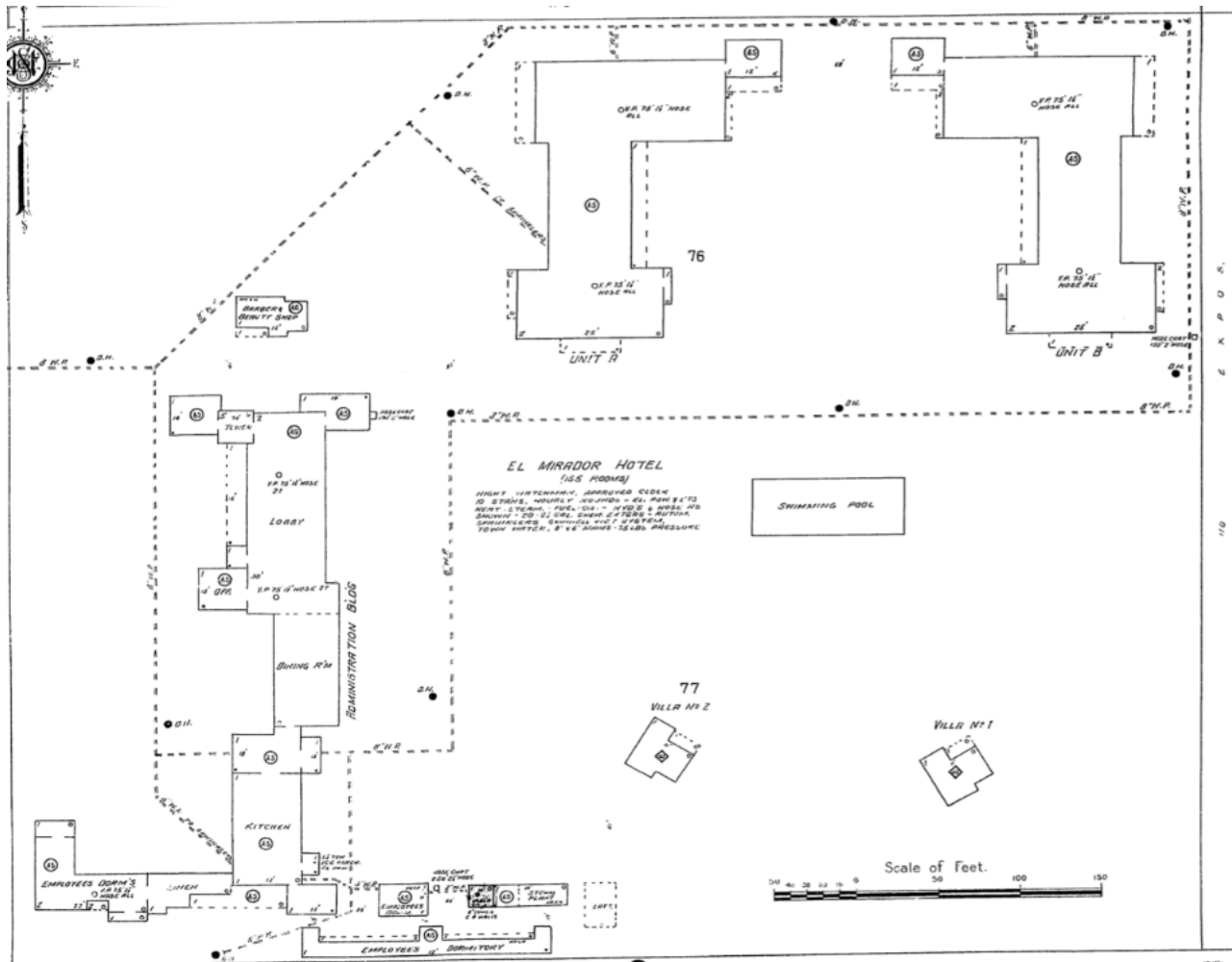
By the 1930s, the village was becoming more popular than ever as a resort destination. New hotels, restaurants, nightclubs and support services were on the rise and vacation homes in the city were increasing in popularity. Job opportunities in the service and construction industries were plentiful in Palm Springs and a steady stream of people arrived to fill those positions. Those not associated with the larger resorts with employee housing had to find convenient and affordable places to live.

<sup>785</sup> Filipinos first migrated to the Riverside area circa 1910 as agricultural labor.

<sup>786</sup> Sanborn Fire Insurance Maps, 1929.

<sup>787</sup> Palm Springs Historical Society, Online Photo Collection.

<sup>788</sup> 1929 Sanborn Map of the Desert Inn shows living quarters for employees.



1929 Sanborn Map of the El Mirador Hotel shows employee dorms adjacent to kitchen. Source: 1929 Sanborn Map of Palm Springs, 1.

During the 1930s, while resort life was in full swing, new development patterns also began to emerge. Taken in April, the 1930 Census reflects both the presence of minorities employed by the hotels, along with those working in households of wealthy village residents. The census shows that African Americans were employed as housemen, chauffeurs, cooks, and maids; Latinos continued to work as gardeners or construction laborers; and a small group of Japanese continued agricultural pursuits typically operating small truck farms.

#### **The Growth of Section 14, 1931-1950**

People in Texas thought of California as a dream state where you could go into your backyard and just pick dollar bills off the tree.

*Ivy Pellum Wilson, on her family's migration to Palm Springs in 1943*

During the Great Depression, when people were out of work with virtually no job prospects, many African Americans from the south and the Dust Bowl migrated westward. Fueled by vacationers from the Depression-proof entertainment industry, Palm Springs was one of the few places where there was opportunity for low-skilled workers. As a result, more people of color came to Palm Springs during this period. Unlike the three main resorts that offered dormitory living for their employees, many newcomers had no choice other than to settle on centrally located Section 14, where they could rent land from the Agua Caliente Band of Cahuilla Indians. Rental opportunities off the reservation were not offered and deed restrictions prevented the purchase of land.

Officially, Section 14 was the one square mile section bounded by Alejo Road on the north, Ramon Road on the south, Sunrise Way on the east, and Indian Canyon Avenue on the west. It was one of 51 sections of 640 acres each that belonged to the Agua Caliente Band of Cahuilla Indians under the Mission Indian Act passed by Congress in 1891. Without transportation infrastructure in the city, Section 14 was one of the only places open to settlement for people of color which provided easy proximity to jobs. The Bureau of Indian Affairs restricted the terms Native Americans could lease their plots to just five years — effectively restricting any long-term investment.



Aerial view of Section 14, c. 1935, just east of the Plaza. Source: Palms Springs Historical Society.

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Section 14 was devoid of the infrastructure and services of the city proper. Water and electricity service were limited, and natural gas service was non-existent. There were no sewers, trash pickup, or fire protection, and there were no paved roads through Section 14. The area had no formal planning. The structures built by the lessees varied in value and amenities and were scattered haphazardly across the acreage. Some residents built homes of brick, wood, or cinder blocks. Many of these homes were simple, vernacular structures that improved as money and means became available. Structure valuations in the Census ranged from as little as \$100 to as much as \$4,000.<sup>789</sup> Trailers were also commonplace. Some residents offered rooms for short-<sup>790</sup> or long-term rental.<sup>791</sup>



Ortega Home on Section 14 land built by Merced Ortega, c. 1930. Source: Palm Springs Historical Society, "We Were Here Too," 63.

A large number of Latino families moved to Section 14 in the 1930s.<sup>792</sup> Initially, they lived in tents; however, families soon began helping one another construct homes.<sup>793</sup> Many of the men were carpenters, stone-masons, or part of the construction trades. As described in *We Were Here, Too*, written by the surviving members of the early Latino community, "stick by stick, nail by nail..." they built houses.<sup>794</sup> The houses were iterative, vernacular dwellings that evolved with means and opportunity. One of the many builders, Merced Rosario Ortega (1880-1958), was a carpenter and adobe builder who found a lot of work in Palm Springs. His work was published in *Sunset* magazine in 1930. Friends and family on Section 14 asked Ortega to help them erect dwellings. By the late 1930s, a number of Latino family homes were constructed along a footpath south of unpaved Arenas and El Segundo Roads. The Julian Reyes house on Section 14 initially had a dirt floor and a palm-frond roof.<sup>795</sup> Early important

<sup>789</sup> U.S. Census 1940, "Palm Springs Section 14."

<sup>790</sup> In his oral history, former Section 14 resident Charles Jordan recalled how Louis Armstrong and his band mates had rented rooms from his aunt during a gig at one of the hotels. The many entertainers of color that frequented the resorts were not permitted to stay in the hotels.

<sup>791</sup> "Businesses on Palm Springs Indian Reservation," September 1938, 1-9.

<sup>792</sup> Barbara Eves, Cydronia Valdez, and Vera Wall, "We Were Here, Too," (Palm Springs, CA: Palm Springs Historical Society), 11,

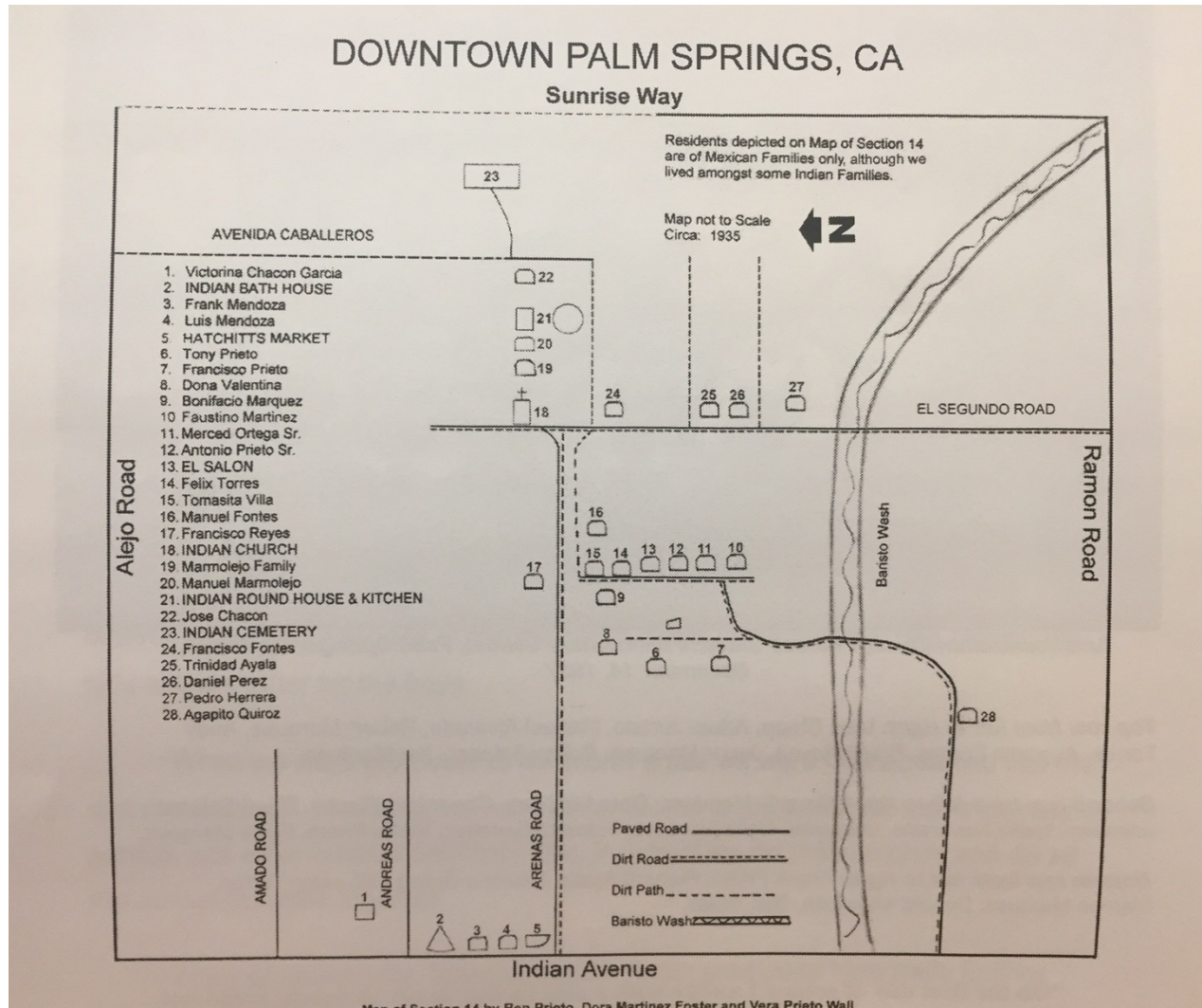
<sup>793</sup> Barbara Eves, Cydronia Valdez, and Vera Wall, "We Were Here, Too," (Palm Springs, CA: Palm Springs Historical Society), 6.

<sup>794</sup> Barbara Eves, Cydronia Valdez, and Vera Wall, "We Were Here, Too," (Palm Springs, CA: Palm Springs Historical Society), 6.

<sup>795</sup> Barbara Eves, Cydronia Valdez, and Vera Wall, "We Were Here, Too," (Palm Springs, CA: Palm Springs Historical Society), 82.



Latino families included the Fontes, Chacon, Salazar, Ayala, Herrera, Marmolejo, Marquez, Ortega, Martinez, Mendoza, Perez, Prieto, Quiroz, Reyes, and Torres families.



The western portion of Section 14, c. 1937 as retroactively mapped in the oral history, "We Were Here Too." Source: Palm Springs Historical Society, "We Were Here, Too," 8.

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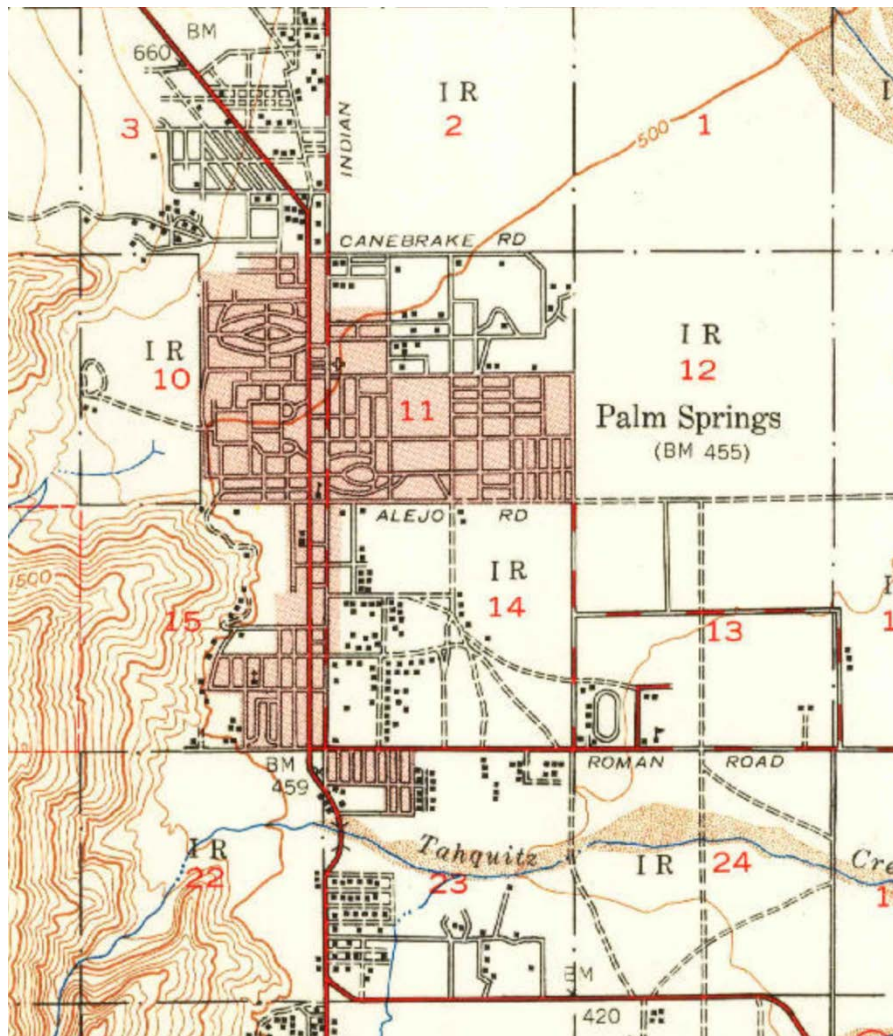
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A 1937 survey by the U.S. Department of the Interior concluded that approximately 1,000 buildings, shacks and tent houses occupied half of Section 14.<sup>796</sup> It can be assumed that the presence of seasonal workers added even more to that figure.<sup>797</sup> With no organized planning or zoning, buildings evolved organically on the property. The *Desert Sun* described the phenomenon as being laid out in a “haphazard” or “crazy-quilt” manner.<sup>798</sup> Other small pockets of Mexican residents included those who resided at a ranch on Ramon Road where the Desert Inn kept their horses.<sup>799</sup> Trailer camps were also present on Sections 22 and 26.



1940 Topographic map of Section 14 depicts a fraction of the structures located on the Agua Caliente Indian Reservation but shows concentration of residents on the western portion of the acreage. Note misspelling of Ramon Road as “Roman Road.” Source: U.S. Geological Survey, 1940.

<sup>796</sup> “1000 Buildings on Indian Reservation,” *The Desert Sun*, March 5, 1937.

<sup>797</sup> Ryan M. Kray, “Second-Class Citizenship at a First-Class Resort: Race and Public Policy in Palm Springs,” (PhD diss., University of California Irvine, 2009), 222.

<sup>798</sup> “1000 Buildings on Indian Reservation,” *The Desert Sun*, March 5, 1937.

<sup>799</sup> Barbara Eves, Cydronia Valdez and Vera Wall, “We Were Here, Too,” (Palm Springs, CA: Palm Springs Historical Society), 78.

During the 1930s, two leaders within the community, Refugio Salazar, a native of Mexico, and Lawrence L. Crossley, an African American, attempted to establish alternatives to Section 14 living.

The Louisiana-born Lawrence L. Crossley (1899-1962) came to Palm Springs in 1925 and worked for Prescott T. Stevens, owner of the El Mirador Hotel. Back in New Orleans, Crossley had been a musician and was “well-known in golf circles.” Crossley worked his way up from chauffeur to help Stevens design and maintain the El Mirador’s golf course during the 1920s. During the late 1930s, Crossley also built a small café (run by Mexico-born Marcus Caro) with rooms for rent on Section 14.<sup>800</sup> In the early 1940s, Crossley began marketing a “mystery tea” using an ephedra-based Native American recipe.<sup>801</sup> The Palm Springs Desert Tea Co. was a success and Crossley’s tea was sold as far away as the East Coast.<sup>802</sup>

Crossley’s business acumen was also on display in his role as the owner/watermaster of the Whitewater Mutual Water Co. (which served the north end of Palm Springs), and his ownership of the Tramview Water Co. He parlayed those investments into real estate development in Cathedral City including the Tramview Village and Eagle Canyon Trailer Village. Crossley was an advocate for better housing for Palm Springs’ African American community and was publicly acknowledged for his efforts in the early 1960s by the *Los Angeles Sentinel*.<sup>803</sup> Crossley, “a long-time confidant of the tribe,” also assisted in the development of Native American lands and was appointed as guardian for ten members of the Agua Caliente Band of Cahuilla Indians. At the marriage of his daughter Yvonne in 1953, Crossley and his wife Martha were acknowledged as one of the southland’s “distinguished families.”<sup>804</sup> Crossley died suddenly of a heart attack at the age of 62. Former Palm Springs City Council member Wally Waring paid tribute to Crossley in *The Desert Sun* for “his steadfast work for the good of the city.”<sup>805</sup>

During the early 1930s, Lawrence Crossley acquired approximately five acres of land south of Section 14, near the southwest corner of East Ramon Road and South Sunrise Way. This would become Crossley Court (a.k.a, Crossley Acres and Crossley Trailer Park). It is the first known example of land ownership by an African American in Palm Springs.

Prior to 1936, Crossley erected a house for himself and his extended family at 1543 East Ramon Road (not extant) valued at \$4,000. Over time he invited others to lease and build on the land, ultimately forming a compound. Various newspaper accounts alternately refer to the property as the “Crossley Trailer Court,” “Crossley Acres,”<sup>806</sup> and “Crossley Court.” In 1939, Albert Gauff, Crossley’s African American brother-in-law, received a building permit for a \$300 residence at the same address. In 1938,

<sup>800</sup> “Businesses on Palm Springs Indian Reservation,” September 1938, 3.

<sup>801</sup> “Desert’s Mystery Tea Gives Village New Place in the Sun,” *The Desert Sun*, February 12, 1943.

<sup>802</sup> Crossley established a manufacturing facility for the tea in Los Angeles.

<sup>803</sup> “Wash’s Wash,” *Los Angeles Sentinel*, October 19, 1961, A6.

<sup>804</sup> “Prominent California Families Joined by Nuptial Ceremony,” *Los Angeles Times*, March 19, 1953, C1.

<sup>805</sup> “Letters to the Editor,” *The Desert Sun*, March 19, 1962.

<sup>806</sup> “Building Permits,” *The Desert Sun*, August 28, 1942.

another African American from Crossley's home state of Louisiana, Robert Rieux, received a permit to build a residence there for his family, as did Hewitt Crossley, for \$500 and \$300, respectively.<sup>807</sup> These structures may have been *ramadas* for trailers. Another Crossley brother-in-law, Lloyd Gauff, built at 1571 E. Ramon Road (not extant). The 1940 Census indicates that several Latino families lived in the compound and a U.S. Geological Service Map from the same year suggests as many as 15 structures were located there. By 1953, 37 homes had been erected on Crossley's acreage.<sup>808</sup>

In September of 1953, Lawrence Crossley sold the five-acre compound to the adjacent Ramon Trailer Park and simultaneously announced plans for "...a new subdivision two miles east of the city and a mile south of Ramon Road."<sup>809</sup>



L: Undated photo of Refugio Cuco Salazar. Source: Palm Springs Historical Society. R: Pioneer Club ad featuring "Cuco" Salazar as the boss. Source: *The Desert Sun*, October 4, 1944.

<sup>807</sup> "Building Permits Total \$321, 702 Past 6 Months," *The Desert Sun*, December 9, 1938.

<sup>808</sup> "Land Deal to Ease Housing Situation," *The Desert Sun*, September 14, 1953.

<sup>809</sup> "Land Deal to Ease Housing Situation," *The Desert Sun*, September 14, 1953.

Refugio “Cuco” Salazar (1907-1962)<sup>810</sup> arrived in Palm Springs in the early 1920s and built a gardening and landscape business. He married his wife Grace in the mid-1920s and rose to prominence within the Latino community, becoming president of the Mexican Colony association in 1938.<sup>811</sup> In 1942, he became the owner/operator of the Pioneer Club at 178 East Andreas Road (not extant). The Pioneer Club offered food, beer and wine. It was closed by the city in 1948 citing a continuing “police problem.”<sup>812</sup>

After the closing of the Pioneer Club, Salazar returned to gardening and landscape design. Salazar lived at 1523 Ramon Road (not extant) well into the 1950s. In 1962, Salazar was killed tragically by a hit and run driver on Christmas Eve. At the time of his passing he was living at 226. S. Indian Avenue (not extant).

In August of 1938, Salazar led a movement to establish a colony of homes for Latino residents “on a 20-acre tract a short distance north of Ramon Road and about three-quarters of a mile east of the high school.”<sup>813</sup> Salazar had an option on the land and Latinos could finance their own homes. However, they needed a loan of about \$3,000 to bring water and other utilities to the property. According to *The Desert Sun*, 27 “Mexican” families from Section 14 or on the Crossley Acres property “declared they wish to build on the new tract.”<sup>814</sup> It appears that the money was never secured, as the 1940 Census shows several members of the Salazar family living on the Crossley property in the 1500 block of Ramon Road.

<sup>810</sup> Rudy Salazar, his brother, was also a notable early resident of Palm Springs involved in landscaping.

<sup>811</sup> “Circus Plans Forge Ahead,” *Palm Springs News*, March 3, 1938, 6.

<sup>812</sup> “Pioneer Club to Stay Closed,” *The Desert Sun*, August 6, 1948.

<sup>813</sup> “Remember When,” *The Desert Sun*, August 19, 1968.

<sup>814</sup> “Mexicans Wish to Form Colony Here on 20-Acre Tract; Seek \$3,000 Loan,” *The Desert Sun*, August 19, 1938.



By the 1940s, there was a small number of Asian American residents in Palm Springs, most of whom did not live on Section 14. By 1940, residents included a Filipino community of fewer than 100 people,<sup>815</sup> the vast majority of whom were employed and residing at either the Desert Inn or El Mirador. Filipinos were also employed as servants for the village's wealthy residents and typically resided with them. One of the few Filipino families with other living arrangements was the family of Emilio Hilario, who resided at the Crossley Court on Ramon Road. Approximately 15 Chinese Americans were enumerated in the 1940 Census, most of whom were chefs or kitchen workers in the resorts. Two well-known chefs include D.S. Yee who started at the Desert Inn in 1921 and worked there for over 30 years while living on site;<sup>816</sup> and Frank Li, of the Cantonese Kitchen at the Hotel Luau in 1940.<sup>817</sup> The prewar Japanese community in Palm Springs was never very large and was composed primarily of domestic servants who resided with their employers. However, based on city directory information, the few Japanese businesses likely included living quarters at the rear, as was a common custom of the time.

World War II transformed Palm Springs from a tourist haven to the army headquarters for the North African Offensive, bringing army personnel and exacerbating the need for low cost housing. Nurses were housed at the hospital; however, there was no place for over 1,100 officers, soldiers, and civilian employees.<sup>818</sup> Between 1940 and 1950, the year-round population of Palm Springs increased 123 percent from 3,334 to 7,660, with a typical winter population of about 16,000 during the season.<sup>819</sup> By 1948, it was estimated that over 6,000 individuals lived on the reservation.<sup>820</sup> Only 50 were members from the Agua Caliente Band of Cahuilla Indians, the rest were African Americans, Latinos, and some Caucasians.

Filipinos continued to migrate to Palm Springs after the war, as was the case for Santos de Jesus (1902-1995). De Jesus and his wife arrived in the city in 1946, where he became a renowned bartender at the Palm Springs Tennis Club. After two years, he rose to catering manager. He left in 1950 to open his own catering business — first on Indian Avenue — and then in the Sun Center on South Palm Canyon Drive. Santos rose to the top in the local catering industry and was the caterer of choice for local society and the Hollywood elite. He was an active member in the philanthropic 100 Club.<sup>821</sup>

After World War II, overcrowding, its proximity to downtown, and rising land values raised the profile of Section 14 within the community — ushering in a new era for Palm Springs' communities of color.

<sup>815</sup> U.S. Census, 1940.

<sup>816</sup> "World Famous Desert Inn Opens Tuesday," *The Desert Sun*, October 8, 1943. Palm Springs City Directory, 1952.

<sup>817</sup> Advertisement, *The Desert Sun*, October 18, 1940.

<sup>818</sup> Ryan M. Kray, "Second-Class Citizenship at a First-Class Resort: Race and Public Policy in Palm Springs," (PhD diss., University of California Irvine, 2009), 240.

<sup>819</sup> Ryan M. Kray, "Second-Class Citizenship at a First-Class Resort: Race and Public Policy in Palm Springs," (PhD diss., University of California Irvine, 2009), 247.

<sup>820</sup> "Indian Affairs Committee Sends Report on Lands to Washington," *Limelight*, March 23, 1949.

<sup>821</sup> After World War II, De Jesus purchased a home at 3761 Camino San Miguel in the Vista Del Cielo tract (also known as the Veteran's Tract).

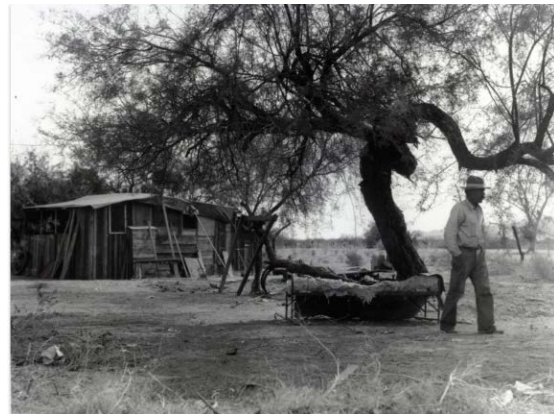
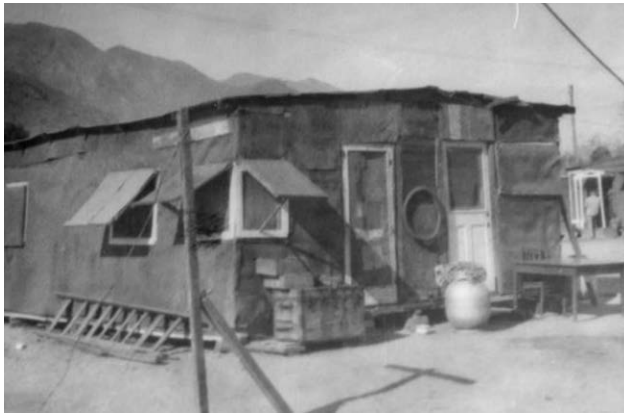


### Urban Renewal, Displacement, and Dispersion, 1951-1966

The opportunities were [in the] west....We moved to a reservation...a real reservation. Because in Palm Springs there weren't many places for people of color: Mexicans, Native Americans and Blacks. We either had to live on the reservation or there was a piece of land called Crossley Tract. The majority of us lived on the Indian reservation....No mansion could have given me what I got off the reservation. The experience of people coming together and really making a community. The village concept really worked for us.<sup>822</sup>

*Charles Jordan Oral Interview, 2001*

Against the national backdrop of the civil rights movement, strained race relations, and urban renewal programs, a local movement to expand development and clean-up the Section 14 took hold. By this time, there was a wide range of structures in Section 14, from shacks to trailers to homes built in compliance with the standard building code. However, the lack of utilities remained a problem; one report cited as many as 17 families hooked up to a single electricity meter.<sup>823</sup> The lack of natural gas service meant that most families resorted to butane for cooking and heating. Water remained a significant challenge and privies were commonplace. Those living in shanties or trailers could use communal shower and restroom facilities at the center of Section 14.<sup>824</sup>



L: Salvaged metal trailer home on Section 14, c. 1950. R: Vernacular wood residence with Latino resident in front, c. 1945. Source for both: Palm Springs Historical Society.

<sup>822</sup> Charles Jordan, "Interview with Charles Jordan," interview by Clark Hanson, Oregon Historical Society, April 6, 2001.

<sup>823</sup> Ryan M. Kray, "Second-Class Citizenship at a First-Class Resort: Race and Public Policy in Palm Springs," (PhD diss., University of California Irvine, 2009), 250.

<sup>824</sup> Charles Jordan, "Interview with Charles Jordan," interview by Clark Hanson, Oregon Historical Society, April 6, 2001.

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In 1951, the Bureau of Indian Affairs approved a city abatement program and eviction notices were served to the residents of Section 14. In her oral history, former Section 14 resident Ivy Pellum Wilson remembers city officials meeting with the residents and telling them of their plans to redevelop the area.<sup>825</sup> Some families elected to move before they were forced to leave.

In June of 1951, Palm Springs Councilman Jerry Nathanson suggested the partially occupied veterans housing project on the Field Club grounds known as Lienau Village be rented to Section 14 residents whose homes had been condemned; however, Nathanson's plan never came to fruition. Even African American veterans were refused as renters at Lienau Village, resulting in a lawsuit by the National Association for the Advancement of Colored People (NAACP). After many delays, the Palm Springs Housing Authority cut ties with the State Housing Board and moved to dismantle and sell the buildings at Lienau Village. The final buildings were removed from Lienau Village during the summer of 1957.<sup>826</sup>

After receiving numerous complaints from employers and residents, a six-month moratorium on evictions was imposed in 1953. Inexplicably, building continued in Section 14 as evidenced by the case of Homer Manning, a janitor who rented a piece of land and constructed a home in 1955 that he later converted into a two-unit apartment building with a city permit valued at \$8,000.<sup>827</sup>

Most displaced African American residents from Section 14 moved to Banning, Beaumont, or West Garnet (about 10 miles west of Palm Springs). At least one former Section 14 resident moved her house from the reservation to a lot in West Garnet. Displaced residents often maintained their construction or service jobs in Palm Springs and made the daily commute.

Displaced Latino residents moved to Banning, San Bernardino, and Riverside. At least 32 Latino families saved for a down payment or pooled their resources and bought homes in the Veteran's Tract on the eastern edge of the city; others moved to the Dream Homes development in Cathedral City.<sup>828</sup> Racial restrictions, however, prohibited purchase by African Americans in these tracts.<sup>829</sup> Some Latinos physically moved their homes to other locations. Eugene Ramon Prieto recalled that his grandfather moved their home from Section 14 to the northwest corner of Saturnino Road and South Calle Encilia (not extant).<sup>830</sup>

<sup>825</sup> Bill Bell, article for Banning Record Gazette, Banning Public Library, <http://www.banninglibrarydistrict.org/banning/documents/the%20black%20pioneers,%20part%201.pdf> (accessed September 8, 2017).

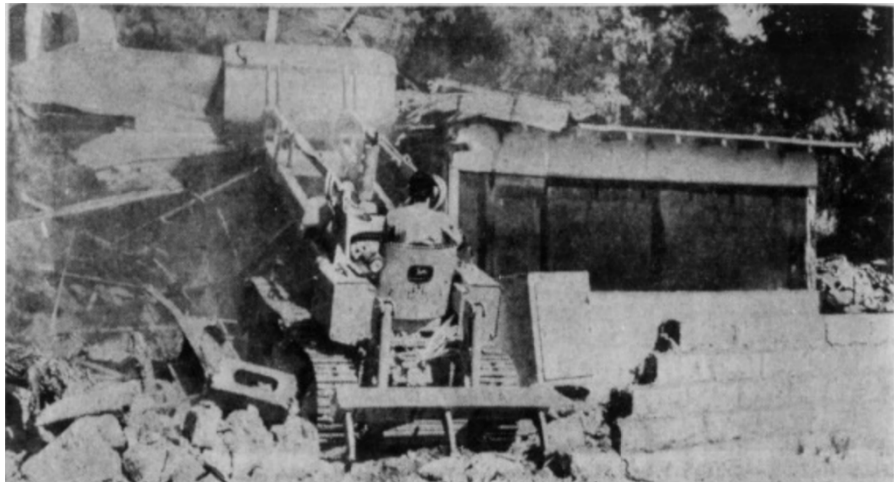
<sup>826</sup> The relocation sites of these buildings are currently unknown.

<sup>827</sup> "Section 14 Cleanup Under State Probe," *The Desert Sun*, April 3, 1967.

<sup>828</sup> Interview with Eugene Ramon Prieto, Renee Brown, November 13, 2012.

<sup>829</sup> Ryan M. Kray, "Second-Class Citizenship at a First-Class Resort: Race and Public Policy in Palm Springs," (PhD diss., University of California Irvine, 2009), 335.

<sup>830</sup> Interview with Eugene Ramon Prieto, Renee Brown, November 13, 2012.



L: Some Section 14 residents were able to relocate their houses to other locations. Source: Palm Springs Historical Society. R: Bulldozed house in Section 14 as shown in the *The Desert Sun*, March 14, 1966.

Residents who remained on Section 14 endured more than a decade of forced removals and clearances. Destruction of the condemned homes began in 1956. Evicted families were often taken in by other residents of Section 14, resulting in the doubling and tripling of occupants in the houses left on the reservation. The 1959 ruling that Native American land could be available for long-term leasing made Section 14 development opportunities even more attractive. By 1961, the population of Section 14 had decreased to around 1,000 residents.<sup>831</sup> Clearance activities continued during the early 1960s. The final clearance of Section 14 began in October of 1966, approximately one month after the Watts Riots in Los Angeles, a watershed event in race relations felt throughout the country. What had been a tightly-knit, racially-diverse community for more than 30 years was now scattered throughout the valley area.

The Palm Springs Filipino community was affected by the housing crisis as well. When resorts closed that provided housing for workers, many relocated to Banning or Cathedral City; those with means relocated to the tracts on the east side of the city.

Savvy businessmen, including Lawrence Crossley, anticipated the need for low-income housing and began developing residential tracts outside the Palm Springs city limits starting in the 1950s. However, a dearth of financial institutions willing to lend to people of color made the transition difficult. These

<sup>831</sup> Population estimates vary depending upon source material. Sources suggest as many as 1,700 families were left and as few as 500 remained.

tracts (Crossley Gardens, Desert Highland Estates, and Gateway Estates) would eventually become part of the City of Palm Springs through the annexation process.

#### The Crossley Tract (a.k.a., Crossley Gardens and Crossley Estates)

Concurrent with the sale of the Crossley Court acreage, Lawrence Crossley announced the subdivision of a new tract two miles east of Palm Springs and one mile south of Ramon Road in what was then Cathedral City. It was a 77-parcel subdivision bordered by 34<sup>th</sup> Avenue on the north, Martha Street on the south, the east side of Maguerite Street on the east, and the west side of Lawrence Street on the west.

The new subdivision would accommodate the displaced tenants of Crossley Court. Original plans called for 32 of the 37 homes from the Ramon acreage to be relocated to the new subdivision of 79 lots.<sup>832</sup> Crossley also purchased one building from Lineau Village to “provide sufficient living space for seven families.”<sup>833</sup> The Lineau Village building burned down in 1956 shortly after its relocation to the Crossley tract.

Crossley appears to have developed a partnership with the Sun-Spa Development Corporation. President of Sun-Spa Development, Al Casey, explained, “We’re particularly interested in providing immediate, low-cost housing for residents forced to move from Section 14 because of the new Indian Land Leasing Agreements.”<sup>834</sup>



Lawrence and Martha Crossley take possession of the keys to their home at 34-321 Lawrence Street. Source: *The Desert Sun*, September 19, 1958.

The Crossley Tract (which is also referenced in early press as Crossley Estates and later Crossley Gardens) consisted of a series of modest, three-bedroom, two-and-a-half-bath Minimal Traditional Style homes. Grading began in spring of 1958 and the first home was ready for occupancy by September.

<sup>832</sup> It is currently unknown how many buildings may have been moved to the Crossley Tract.

<sup>833</sup> “Land Deal to Ease Housing Situation,” *The Desert Sun*, September 14, 1953.

<sup>834</sup> “Low Cost Housing Project Announced East of Village,” *The Desert Sun*, March 27, 1958.

Amenities included paved streets, natural gas, and school bus service — all services not available at Section 14. The homes were built to F.H.A. Standards and available for down payments of \$50 with monthly payments of \$65. Ads from the period suggest that buyers were allowed to pick their lots as well as the plan. A model home was located at 34-126 Lawrence Street.<sup>835</sup> Lawrence and Martha Crossley lived at 34-321 Lawrence Street.<sup>836</sup>

In 1959, the Crossley Tract was annexed into the City of Palm Springs.<sup>837</sup> By 1961, approximately 30 homes had been built in the tract.<sup>838</sup> The project faltered after Crossley's untimely death in 1962. In late January of 1969, Crossley Gardens was hit by a flash flood that buried the tract's homes in several feet of mud and caused more than \$145,000 in residential damages and \$2.8 million in damages to the Whitewater Flood Control Channel.<sup>839</sup>



Ad for Crossley Gardens Tract, featuring testimonial by African American owners.  
Source: *The Desert Sun*, April 5, 1963.

<sup>835</sup> Advertisement, *The Desert Sun*, April 5, 1963, 15.

<sup>836</sup> Addresses are the historic addresses, before the tract was annexed by the City of Palm Springs.

<sup>837</sup> "Council Orders Annexation of Sections, 20, 29," *The Desert Sun*, March 24, 1959.

<sup>838</sup> "Plan for Negro Eviction from Palm Springs," *Los Angeles Sentinel*, October 5, 1961.

<sup>839</sup> "Crossley Residents Claim \$145,000 Flood Damages," *The Desert Sun*, May 2, 1969.



### Desert Highland Estates

Desert Highland Estates was a 281-parcel subdivision bordered by Tramview Road on the north, Las Vegas Road (present-day Rosa Parks Road) on the south, Indian Canyon Avenue on the east, and the west side of Avenida Cerca on the west. At the time of its development in 1951, the tract was outside the Palm Springs city limits. After the final evictions and razing of Section 14 in 1963, the newly displaced families often turned to friends and residents in Desert Highland Estates to take them in. Nearby Gateway Estates also became a relocation destination.

Originally subdivided by Mary Jacobs and Lilian E. Broudy, the plan of the subdivision was designed as a series of concentric ovals bisected by Granada Avenue. The majority of the parcels were 75' x 100' with irregular parcels slightly larger. The development was not an immediate success and many parcels remained undeveloped well into the early 1970s.<sup>840</sup> Newspaper accounts from the early 1960s indicate that well-known Palm Springs contractor and City Councilman Leonard Wolf may have been interested in developing homes for people of color in this area.<sup>841</sup>

For African Americans evicted from Section 14, Desert Highland Estates became the favored residential development.<sup>842</sup> In his oral history, Billy Pellum remembered a developer, Harmony Homes, who built homes for those residents, "You would buy the property and they would use the property for a loan to build the house...and then once built you were only paying about \$60 per month...You were doubling or more what it cost you to live per month at Section 14."<sup>843</sup> Banning-based Dunes (a.k.a., Dumes)<sup>844</sup> Construction Co. was the local builder of New York-headquartered Harmony Homes. Dunes Construction Co. was founded in 1958 by Gerald V. Anderson and James C. Armstrong. The company specialized in the construction of homes for working class people and built 600 residences in Riverside, San Bernardino, and Imperial Counties. The company built from a roster of simple standardized plans and plain styles.<sup>845</sup> Dunes Construction Co. also arranged for loans for many African American families through San Gregornio Bank in Banning and Sterling Savings and Loan in Riverside.<sup>846</sup> Palm Springs financial institutions would not lend to African Americans at the time.

A 1958 ad for the company in the *Desert Sun* depicted a minimal, pared-down Modern design with two-bedrooms and a carport for \$3,995.<sup>847</sup> A 1959 ad touted standard features such as aluminum windows, Birch cabinets, central hall plan, and white rock roof.<sup>848</sup>

<sup>840</sup> Historic Aerials.com, 1972.

<sup>841</sup> "What is Behind This Tirade," *The Desert Sun*, October 3, 1961.

<sup>842</sup> Amanda Covarrubias, "The Other Side of Palm Springs," *Los Angeles Times*, November 5, 1984, F1.

<sup>843</sup> Billy Pellum, Oral History, Palm Springs Historical Society, March 16, 2011.

<sup>844</sup> Historical sources also reference "Dumes Construction," as the name of the company.

<sup>845</sup> "Shake Roof and Old Brick Front Feature Doctor's Home," *The Desert Sun*, October 30, 1964.

<sup>846</sup> Ryan M. Kray, "Second-Class Citizenship at a First-Class Resort: Race and Public Policy in Palm Springs," (PhD diss., University of California Irvine, 2009), 334.

<sup>847</sup> Advertisement, *The Desert Sun*, May 1, 1958.

<sup>848</sup> Advertisement, *The Desert Sun*, January 16, 1959.

### Gateway Estates

Gateway Estates was a 76-parcel, irregularly-shaped tract bordered by parcels to the north of Las Vegas Road on the north, a series of cul-de-sacs south of Gateway Drive on the south, Eastlake Road to the east, and Video Road to the west. F.H.A. and G.I. financing packages were available for these homes and the sales office was located at 3500 N. Palm Canyon Drive. By mid-1960, 22 permits for homes on Juan Circle, Gateway Drive, Juanita Circle, Ashley Circle, and Gladys Circle had been issued.<sup>849</sup>



Gateway Estates touted its proximity to the new Aerial Tramway. Source: "Display Ad 132," *Los Angeles Times*, January 14, 1962, D16.

In September of 1966, the City of Palm Springs annexed the "Desert Highlands" neighborhood.<sup>850</sup> The move added 1,200 residents, many of whom were African Americans evicted from Section 14.<sup>851</sup> By 1984, the "Desert Highland-Gateway Estates" neighborhood had become the heart of the African American residential community in Palm Springs.<sup>852</sup>

<sup>849</sup> "City Building in Week Tops Half Million," *The Desert Sun*, April 26, 1960.

<sup>850</sup> "Highland Estates Annexation Approved," *The Desert Sun*, September 21, 1966.

<sup>851</sup> "Highland Estates: Annexation Approved," *The Desert Sun*, September 21, 1966.

<sup>852</sup> Amanda Covarrubias, "The Other Side of Palm Springs," *Los Angeles Times*, November 5, 1984, F1.



Original Desert Highland-Gateway Estates residents Joseph and Ruby Abner in front of their home in 1984. Source: *Los Angeles Times*, November 5, 1984, Fl.

### Silver Top Apartments

Prior to annexation, the area north of the city was home to the Silver Top Apartments. In 1959, Louis Lenzer (1896-1977), a Long Beach jeweler-turned-real estate investor built what he originally intended to be an “own-your-own-apartment” project at 63-521 Las Vegas Road.<sup>853</sup> By 1959, the apartments were advertised for lease as “designed for the working community to live in luxury at lowest cost.”<sup>854</sup> The *Los Angeles Sentinel* reported, “...from the time [Lenzer’s] resort opened, it welcomed all visitors and citizens, regardless of race, creed and color.”<sup>855</sup>

The one-story buildings were clustered around a large heated pool. Unfurnished units were available for \$75 per month with the intent that renters would stay year around, “preferably people who work on hotel staffs, in drug stores, at department stores, school teachers, nurses and the like.”<sup>856</sup> By 1961, prices had come down to \$60 per month for an unfurnished unit. After moving to Palm Springs, African American residents Nona and Billy Pellum, a house cleaner and cook at a resort, resided at Silver Top.<sup>857</sup> Some displaced residents of Section 14 also found housing at the Silver Top.<sup>858</sup>

<sup>853</sup> Lenzer also operated a jewelry store at 398 N. Palm Canyon Drive.

<sup>854</sup> Advertisement, *The Desert Sun*, September 22, 1959.

<sup>855</sup> Leon H. Washington, Jr., “Wash’s Wash,” *Los Angeles Sentinel*, December 19, 1963, A6.

<sup>856</sup> “Silver Top Apartments Have Unusual Situation,” *The Desert Sun*, March 24, 1959.

<sup>857</sup> Nona Pellum, Oral History, March 16, 2011, Palm Springs Historical Society.

<sup>858</sup> The property was part of the annexation of Section 32. However, in the late 1960s, the property was demolished.

### Community Outreach and Housing, 1967-1969

The late 1960s was a period of racial tension in cities across America. The deterioration of race relations at Palm Springs High School was reported by *The Desert Sun* during this period. As a result, the City of Palm Springs created a community outreach position focused primarily on the northern part of the city. In 1968, Charles Jordan (1937-2014) was appointed as Assistant to the City Manager in what was essentially a community relations position. He represented the city on issues of education and on the Palm Springs Housing Committee, and he was active in the development of Desert Highland Park.<sup>859</sup>



L: Charles Jordan, former Assistant to the City Manager in Palm Springs. Source: City of Portland. R: Groundbreaking for Seminole Gardens. Left to right, Tom Essen, Director of Public Works; Richard Smith, Director of Planning and Development; Charles Jordan, Administrative Assistant to the City Manager; Stanley Nerman, attorney; Joseph F. Sanson, Investor; Dudley Smith, contractor. Source: *The Desert Sun*, August 22, 1968.

Jordan, a former Palm Springs High School basketball star, had lived on Section 14 before his family relocated to Banning. After earning a college scholarship and graduating from Gonzaga University, Jordan returned to Palm Springs. In 1961, Jordan was hired to become the Recreation Supervisor for the city, making him the first African American to serve in local city government. While he held this position, he lived at 63-800 Bon Air Drive in Desert Highland Estates.<sup>860</sup>

Jordan was instrumental in bringing the city its first medium-income, Federally-funded residential project, Seminole Gardens, on 10 acres at 2607 S. Linden Way (extant) in 1969. As reported in the *Desert Sun*, Jordan indicated “persons displaced as a result of the Urban Renewal Program demolition of Section 14 would have top priority on the homes.”<sup>861</sup> The \$500,000 Seminole Gardens project featured 60, two- and three-bedroom apartments on nearly three acres with heated pool, laundry and landscaped areas. Despite this investment, demand for low-income housing far exceeded supply. In 1970, Jordan relocated

<sup>859</sup> “Palm Springs Loses a Good Man,” *The Desert Sun*, July 2, 1970.

<sup>860</sup> Address corresponds to historic address, before Desert Highland Estates was annexed by the City of Palm Springs.

<sup>861</sup> “Work Starts Here on Medium-Income Units,” *The Desert Sun*, August 22, 1968.

to Portland, Oregon where he served as Portland's first African American commissioner and long-time parks director.

**Summary: Residential Development**

In summary, residential development patterns for Palm Springs' communities of color reflected the development of one of Southern California's most popular resorts. The unique checkerboard of land ownership in the area contributed to the development of a diverse, yet segregated, community. For African Americans, Latinos, Filipinos, Chinese, and Japanese residents seeking to improve economic opportunity for themselves and their families, Palm Springs provided much coveted jobs in the pre- and post-World War II periods. Whether it was building the infrastructure or supporting the hospitality industry, communities of color made vital contributions to the city.



**THEME: RELIGIOUS, EDUCATIONAL, AND CULTURAL INSTITUTIONS ASSOCIATED WITH ETHNIC MINORITIES (c. 1917-1969)**

Palm Springs' communities of color developed their own religious, social, and cultural institutions. Meeting places for these groups included private homes as well as communal buildings. The following provides an overview of some of these significant institutions.

In addition to residences, Section 14 was home to the first place of worship in the village.<sup>862</sup> In 1911, the Agua Caliente Band of Cahuilla Indians donated land to the Catholic Church, and St. Florian Chapel, the vernacular-style adobe<sup>863</sup> structure was built there in 1917<sup>864</sup> as a mission church by the Franciscan Order. It was located at the corner of East Arenas Road and South Calle El Segundo.<sup>865</sup> After years of dormancy,<sup>866</sup> the church was to be reactivated in 1948 by Father Ramon "Raymond" Klumbis (1914-1991) as part of the first annual Feast of Our Lady of Guadalupe (a.k.a., fiesta).<sup>867</sup> Klumbis' plans were thwarted, however, when an earthquake rendered the structure uninhabitable and the mass and fiesta were moved to St. Theresa's. By August of 1949, the condemned structure was demolished and the name of the parish was changed to Our Lady of Guadalupe.



The vernacular St. Florian's Chapel constructed c. 1917 at the corner of East Arenas Road and South Calle El Segundo. Source: Our Lady of Guadalupe website.

<sup>862</sup> "Little Reservation Church, First in Village, Re-Opens Sunday for Active Services, *The Desert Sun*, December 7, 1948.

<sup>863</sup> "Fr. Klumbis Announces Intention to Resign Pulpit," *The Desert Sun*, January 21, 1952.

<sup>864</sup> According to the history section of the church website, a new church was erected in 1930, but no evidence of this was found in the *Desert Sun*.

<sup>865</sup> "Churches Play Major Role in Desert," *The Desert Sun*, March 27, 1965.

<sup>866</sup> According to the book *We Were Here, Too*, during the period that the early Mexican residents were housed in tents on the McCallum golf course, they attended Our Lady of Solitude Catholic church at 151 W. Alejo Road.

<sup>867</sup> The film actor Ramon Navarro was the Mast of Ceremonies for the first two fiestas.

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As a replacement place of worship for the congregation, Father Klumbis repurposed a barracks building previously constructed as a hospital ward for Tourney Hospital. With the volunteer labor of the parishioners, many of whom were Latinos living on Section 14, the building was transformed into a church. The whole neighborhood contributed; women in the community raised the funds and the men provided the construction skills. The new church was officially dedicated on March 11, 1950. In 1951, seasonal resident Rosemary Frey gifted a marble statue of the Virgin Mary sculpted by the Italian artist Giovanni Battista Barsanti to the church as a result of being “charmed by the simple little church on the reservation.”<sup>868</sup> Father Klumbus was also responsible for the building of a playground on Section 14.

In 1952, Father Klumbis left and Father Thomas J. Flahive (1900-2000) became pastor. The growth of the parish during the 1950s resulted in the building of a larger church in 1963-64 for \$130,000.<sup>869</sup> Again, parishioners provided much of the labor. The church, located at 204 S. Calle El Segundo, remains standing today as one of the few Section 14 buildings that survived the final clearance.



Our Lady of Guadalupe church under construction in December of 1963.  
Source: *The Desert Sun*, December 13, 1963.

<sup>868</sup> “Statue Presented to Little Church on the Reservation,” *The Desert Sun*, November 8, 1951.

<sup>869</sup> “Ready Soon,” *The Desert Sun*, December 13, 1963.

In addition to Our Lady of Guadalupe, Section 14 was also home to The Full Gospel Church (Assembly of God), and the First Baptist Church of Palm Springs. The Full Gospel Church was located at Andreas Road and Indian Avenue (present-day Indian Canyon Avenue),<sup>870</sup> next to Hatchitt's Trailer Camp; the congregation was active in the late 1930s. It was co-pastored by two women, Mrs. Ruth Williams and Mrs. E. W. Watson. In 1944, C.H. Austin took over as pastor.<sup>871</sup> By 1950, Charles L. Farmer was in charge.<sup>872</sup> In 1951, the church building was moved from its location on Section 14 to 1290 East Ramon Road (not extant) under Reverend Walter C. Hanneman.<sup>873</sup>

The First Baptist Church of Palm Springs was founded by Rev. W.P. White in 1946. Services were initially conducted in a tent. Around 1948, under the direction of Rev. T.H. Reagans, a 130-seat church was built on Section 14.<sup>874</sup> A parsonage was built in 1948.<sup>875</sup>



African American Church congregation, likely the First Baptist Church of Palm Springs on Section 14, c. 1950. Source: Palm Springs Historical Society.

In 1958, former Texan, Reverend Jeff Rollins (1918-2004) became pastor. In 1963, he announced the building of a new church seating 210 congregants in the north end of the city at 63-540 Las Vegas Road (also 588 Las Vegas Road and present-day 588 Rosa Parks Road). The expressive Modern-style church (1965, Lawrence Lapham) was designed at a cost of \$90,000. In addition to the sanctuary, the church had 17 classrooms and fellowship rooms. The built edifice appears to have deviated from the original design, likely due to budgetary considerations. The church was also later the home to the Palm Springs Child Center, providing child care for working mothers and low-income families of the

<sup>870</sup> Later, the address for the location became 216 S. Indian Avenue.

<sup>871</sup> "Former Engineer Takes Pastorate at Local Church," *The Desert Sun*, November 10, 1944.

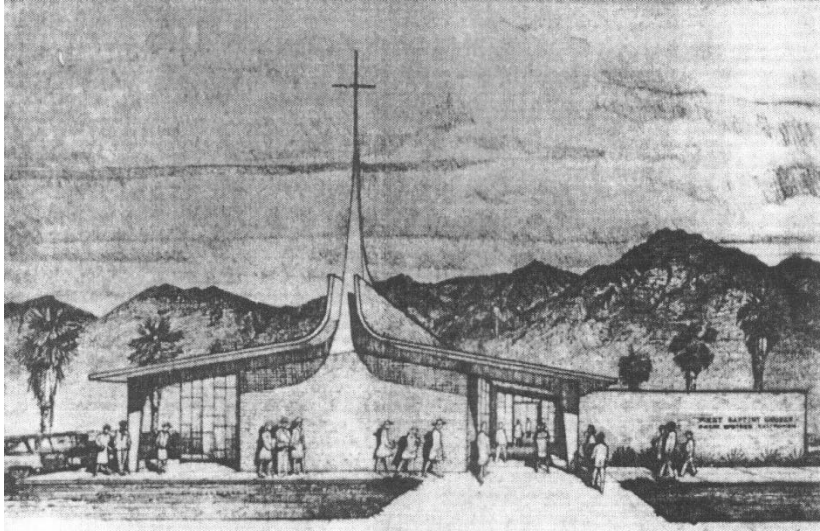
<sup>872</sup> "Advertisement," *The Desert Sun*, December 30, 1949.

<sup>873</sup> "Church Is Moved to New Location," *The Desert Sun*, December 6, 1951.

<sup>874</sup> "New Church Building Slated for Palm Springs," *The Desert Sun*, April 8, 1963.

<sup>875</sup> First Baptist Church of Palm Springs Website, <http://www.firstbaptistpalm Springs.org/church-history/> (accessed August 20, 2017).

community. In 1967, groundbreaking was held for a new child-care facility (1968, architect unknown) on the church property.



Rendering of First Baptist Church of Palm Springs at 588 Rosa Parks Road as envisioned by architect Lawrence Lapham. Source: *The Desert Sun*, April 5, 1963.



Church congregants celebrate groundbreaking. Reverend Jeff Rollins kneeling at right. Source: *The Desert Sun*, November 22, 1963.

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Children of color who lived on Section 14 during the 1930s attended school at the “Americanization Room” at the corner of present-day Alejo Road and Indian Canyon Drive at the rear of Frances Stevens Elementary School. Students were mainstreamed in the 4<sup>th</sup> grade. By the late 1970s, the building had been relocated to Van Fleet Street, north of Third Street in Cathedral City (Officer David Vasquez Road and Monty Hall Drive). The school has since been demolished. High school students attended Banning High School until the creation of Palm Springs High School (1938, G. Stanley Wilson) in 1938. Although the building of a school on the reservation was discussed briefly in 1957, it never came to fruition.<sup>876</sup>



The “Americanization Room” after moving to Cathedral City as it appeared in the late 1970s. Source: *The Desert Sun*, February 15, 1977.

During the 1930s, the Latino community formed a mutual aid society known as the *Alancia* to assist families with benefits, life insurance, death benefits, and other needs.<sup>877</sup> When the *Alancia* faded, it was replaced with the more socially-oriented *La Colonia Mexicana*, also known as the Mexican Colony Club. The Club was active during annual Desert Circus Week; they sold souvenirs and food, crowned the Mexican Colony Queen, and entered a Mexican Colony float in the parade. The Colony was also active during World War II, visiting hospital patients of Mexican descent recuperating at Tourney Hospital.

In *We Were Here, Too*, the construction of a communal building on Section 14 known as “El Salon” or “the Hall” (not extant) was identified as an important gathering place.<sup>878</sup>

In 1945, Palm Springs Lions Club member Frank S. Partridge, Jr. (1893-1954)<sup>879</sup> suggested the idea of a Boys Club. Partridge was named executive director, and in 1948, the Club purchased a war surplus hospital building from Tourney Hospital and leased a parcel of land on East Andreas Road on the

<sup>876</sup> “Section 14 School, Top Heavy Salaries Are Budget Protests,” *The Desert Sun*, August 9, 1957.

<sup>877</sup> Barbara Eves, Cydronia Valdez and Vera Wall, “We Were Here, Too,” (Palm Springs, CA: Palm Springs Historical Society), 12-13.

<sup>878</sup> Barbara Eves, Cydronia Valdez and Vera Wall, “We Were Here, Too,” (Palm Springs, CA: Palm Springs Historical Society), 74.

<sup>879</sup> Partridge was also a well-known photographer in the Village.



reservation.<sup>880</sup> Community labor transformed the building into a clubhouse. In his oral history, Charles Jordan remembered the Boys Club as the only social institution available to young residents of Section 14.<sup>881</sup> Partridge was beloved throughout the community of Section 14 and the programs he founded continued to benefit the youth in Palm Springs for years after his passing. One hundred “underprivileged” boys between the ages of 8 and 16 years old were members of the Boy’s Club in 1954.<sup>882</sup>



L: Boys Club football team from 1955 with many players who lived on Section 14. Source: *The Desert Sun*, December 8, 1955. R: Mrs. Robert Broer, Ned Alejandro, Taquing Alejandro, Tony Biavisch, John Rondares, Ellen Biavashi and Dela Cruz discuss annual Filipino Fiesta. Source: *The Desert Sun*, June 24, 1971.

In 1960, the local Filipino community formed the Filipino Club under the leadership of Lawrence “Larry” Aglipay (1908-1978). With a roster of 59 members and a “potential of 200,” the community was still small relative to the Latino or African American communities.<sup>883</sup> One of the cultural events established during this period was the “Filipino Fiesta” which became an annual fundraiser benefiting St. Theresa’s Catholic Church. It featured Filipino culture, food, and entertainment. By 1965, the Filipino Community Association of Palm Springs was quite active in the community in philanthropic pursuits; they also entered a float in the Desert Circus Parade. In 1969, the Luz-Vi-Minda Association for local Filipino women was formed.<sup>884</sup>

<sup>880</sup> “Boys Club Could Use More Furnishings,” *The Desert Sun*, March 11, 1949.

<sup>881</sup> Charles Jordan, “Interview with Charles Jordan,” interview by Clark Hanson, Oregon Historical Society, April 6, 2001.

<sup>882</sup> “Frank Partridge, Veteran Village Photographer Dies,” *The Desert Sun*, April 1, 1954.

<sup>883</sup> “New Filipino Club Seeks Clubrooms,” *The Desert Sun*, December 26, 1960.

<sup>884</sup> “New Filipino Club Forming on Desert,” *The Desert Sun*, October 8, 1969.

In 1961, the Desert Improvement Committee was formed to “generally raise the status of negroes within the community.”<sup>885</sup> The organization was founded by Reverend George Scott, Jr., a Pentecostal minister affiliated with the Palm Spring Church of God and Christ; and Joseph M. Jackson, a local developer, both of whom were local activists against the forced evictions from Section 14.<sup>886</sup> Scott went on to be a provocative figure within the community, orchestrating Los Angeles television coverage for a local rezoning hearing on affordable housing.

In 1968, the Desert King Dreamers Club was founded as a women’s organization to support employment, culture, and civic progress in the desert region. The club held a number of cultural, philanthropic, and social events in the late 1960s, usually at the Palm Springs Child Development Center. Around this same time, another African American club known as the Ashanti Club was formed among students at Palm Springs High School, to promote African American history and culture.<sup>887</sup>

The American-Mexican Political Society (AMPS) was formed in 1968 at the home of its president, Frank P. Hernandez, at 4433 E. Sunny Dunes Road (extant). The group was founded as a non-violent, peaceful activist group to encourage civic-engagement among Latinos. Another important club from the 1960s was the Mexican American Youth Association (MAYA).

#### **Summary: Religious, Educational, and Cultural Institutions**

Religious, educational, and cultural institutions provided social support, fellowship opportunities, and a means of expressing cultural identity for the communities of color in Palm Springs. During times of hardship, these institutions were rallying points for the close-knit communities and a vehicle for connecting to the larger political, social, and ideological issues of the times.

<sup>885</sup> “Negro Booster Group Formed Today,” *The Desert Sun*, June 20, 1961.

<sup>886</sup> “Negro Booster Group Formed Today,” *The Desert Sun*, June 20, 1961.

<sup>887</sup> Pearl Taylor Deavers, “Interview with Pearl Taylor Deavers,” interview by Oceana Collins, Palm Springs Historical Society, September 9, 2011.

**THEME: COMMERCIAL DEVELOPMENT ASSOCIATED WITH ETHNIC MINORITIES (c. 1930s-1969)**

Although most people of color in Palm Springs were employed by the resorts, a few business owners emerged during the 1930s. One of the earliest and most colorful operators in the village was Arturo Arguelles of Pedro and Arturo's (102 E. Andres Road, 122 E. Andreas Road in the 1930s; later at 203 N. Palm Canyon Drive; not extant). Started in 1936, the shop sold leather goods from Mexico.<sup>888</sup> Pedro was a straw dummy on display in the shop. For several years, Arguelles split his season between Palm Springs and Catalina.

Although several businesses operated on Section 14 (a paint and second-hand store, a general store, cafes, repair garage, markets, and a bakery), the majority of these commercial enterprises appear to have been run by Caucasians.<sup>889</sup> A notable exception was the Marcus Café (not extant) owned by Lawrence Crossley and operated by Marcus Caro (1907-1977).<sup>890</sup>

Many early Japanese Americans living in Palm Springs who were not employed as domestic workers were involved in the floriculture and produce business. Tek Nishimoto managed the produce department at the El Paseo Market in the village, and George Kurata managed the produce department at the Murray Brothers' market on Section 14 in the late 1930s. Risuke (Yoshiye) Muramatsu (1906-2000) and his wife Doris arrived in Palm Springs in 1936 and operated the Palm Springs Florist and Greenhouse at 156 S. Indian Avenue;<sup>891</sup> they employed Frank Matsushita and K.H. Yoshida. The Muramatsus spent each off-season in Los Angeles where they also operated a floral shop.<sup>892</sup> The business thrived and by October of 1941, they occupied a building at North Palm Canyon Drive and El Alameda.<sup>893</sup> After the bombing of Pearl Harbor, the Muramatsus were forced to sell their business and were incarcerated at Poston, Arizona along with approximately 200 other Japanese residents from the Coachella Valley.<sup>894</sup> After the war, Muramatsu returned to Los Angeles to rebuild but does not appear to have returned to Palm Springs.

Another prewar Japanese businessman was K. Yoshimoto who started the Chop Suey and Sukiyaki House at 415 N. Palm Canyon Drive (in the Pacific Building) in 1938. Billed by the *Desert Sun* as "One of the most charming and distinctive of Palm Spring's wide variety of eating places," by 1940 it was under the management of Hiro Uchiyama.<sup>895</sup>

<sup>888</sup> "That Amiable Hombre from Mexico," *The Desert Sun*, October 17, 1941.

<sup>889</sup> Business operators in Section 14 as of September 1938 included Joe Schreider, Murray Brotgers, Simon Abdunnur, Max Ransom, C.E. Bunker, A. Rosenbaum, Purnel Brothers, and Max Rowland.

<sup>890</sup> According to the January 12, 1945 *The Desert Sun*, the Caros purchased and managed La Hacienda Apartments at 259 South Palm Canyon.

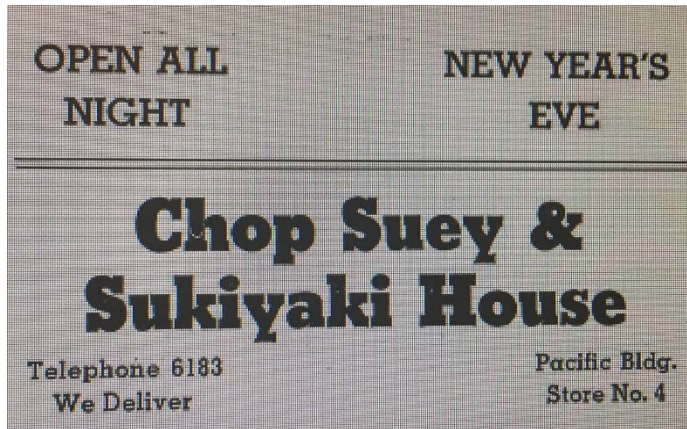
<sup>891</sup> The 1939 Palm Springs City Directory does not list a residential address for the Muramatsus. It was common for Japanese merchants to live at the rear of their businesses during this period.

<sup>892</sup> "P.S. Florist and Greenhouse Opens Next Week," *The Desert Sun*, September 29, 1939.

<sup>893</sup> "Sole Green House in Village Opens This Week for the Season," *The Desert Sun*, October 10, 1941.

<sup>894</sup> "Japs Excluded from East Half of County by Fourth Army Order," *The Desert Sun*, May 15, 1942.

<sup>895</sup> "Oriental Foods Are Palate Pleasers," *The Desert Sun*, March 1, 1940.



L: Advertisement for K. Yoshimoto's Chop Suey and Suki-yaki House, *Palm Springs News*, December 29, 1938. R: La Casita Restaurant, 361 East Andreas Road, 1947. Owner, Rafaela Mormolejo at tableside. Source: *The Desert Sun*, October 14, 1947.

Another restaurant entrepreneur was Rafaela Mormolejo, the co-owner and co-manager of Palm Springs' first Mexican restaurant, La Casita Café located at 361 E. Andreas Road (not extant). Opened in 1947 with her brother-in-law Manuel Villegas, the restaurant featured Mormolejo's home cooking in a café setting. As previously discussed, Refugio "Cuco" Salazar was also a relatively successful hospitality provider with his "Pioneer Club."

Aside from Lawrence Crossley, African American businessmen typically did not flourish in Palm Springs in the same way as other ethnic groups. In 1963, the *Los Angeles Sentinel* lamented "there is no negro business of any nature" and "not even a Negro barber...not to mention the absence of other professional services, negro Doctors or lawyers."<sup>896</sup>

Although the commercial development history for communities of color is relatively modest when compared to the tremendous growth of Palm Springs, these examples provided inspiration to other community residents.

<sup>896</sup> Leon H. Washington, Jr., "Wash's Wall," *Los Angeles Sentinel*, June 13, 1963, A6.

**CONCLUSION**

Communities of color made significant contributions to the history and culture of Palm Springs which is often overlooked in written histories of the city. Many of the African Americans, Latinos, and Asians came to the city to build a better life for themselves and their families. In the process, they contributed to the growth of one of the most revered resorts in Southern California, created a strong community, and withstood inequities. This chapter is meant to introduce these stories as part of the layered history of Palm Springs, and to identify potential historic resources that may have significance for an association with one of the communities of color in the city. It is anticipated that new information about these communities, along with additional information about individual properties and neighborhoods will be identified by future researchers.

Potential historic resources that are eligible under this context will typically be eligible under National Register Criterion A, California Register Criterion 1, and/or City of Palm Springs Criterion 1 for an association with events/patterns of development that have made a significant contribution to history; or National Register Criterion B, California Register Criterion 2, and/or City of Palm Springs Criterion 2 for an association with a person who has made a significant contribution to history. Individual properties and potential historic districts that are significant for an association with ethnic minority communities in Palm Springs may also be eligible under other contexts/themes associated with the development of the city.





## Architectural Styles



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## ARCHITECTURAL STYLES & LOCAL PRACTITIONERS

### Introduction

Palm Springs has representative examples of architectural styles from each period of development. Although the city has a particularly strong collection of Modern architecture constructed after World War II, there is a rich collection of prewar buildings, representing both high style and more rustic, vernacular examples. As outlined in the registration requirements for each context/theme, buildings that are significant for the embodiment of the distinguishing features of an architectural style or method of construction and/or as a significant work of an architect or designer are evaluated under the following criterion:

C/3/4,5 (Architecture) <sup>777</sup>	As a good or excellent example of an architectural style or method of construction from the relevant period, or as the work of a master builder, designer, artist, or architect.
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There is a large number of prominent architects, designers, builders, and landscape architects who worked in Palm Springs through each period of development. A list of known practitioners who designed properties in the city, along with brief biographies, are included in Appendix C.

There may be properties that are eligible for their architectural merit or as the work of an important architect that have not reached 50 years of age, which is the generally accepted threshold for assessing historic significance. A property that is less than 50 years old can be listed in the National Register of Historic Places if it meets Criteria Consideration G which states that “a property which has achieved significance within the past 50 years is eligible if it is of exceptional importance.” The California Register does not have a specific criteria consideration related to age, but the guidelines state that significant time must have passed for the development of a scholarly perspective on the potential resource. There is no age limitation for local designation of Class 1 or Class 2 structures; Class 3 structures generally must be constructed prior to 1969.<sup>778</sup>

A property that is eligible for designation as an excellent example of its architectural style retains most - though not necessarily all - of the character-defining features of the style, and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.<sup>779</sup> A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>780</sup> For guidance on the proper treatment of historic resources and appropriate alterations to specific

<sup>777</sup> Note that eligibility criteria are listed in the standard format National Register/California Register/Local.

<sup>778</sup> Class 3 designation encompasses resources or structures whose significance is based on date of construction. For more information, see City of Palm Springs Municipal Code Section 8.05.

<sup>779</sup> *National Register Bulletin 15.*

<sup>780</sup> *National Register Bulletin 15.*

architectural styles, refer to *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*.

The architectural character of Palm Springs reflects changes in popular taste over the course of the 20<sup>th</sup> century. Represented styles include:

- 19<sup>th</sup> Century Methods of Construction & Architectural Styles
  - Adobe Construction
  - Residential Vernacular
- Period Revival styles, including:
  - Spanish Colonial Revival
  - Mediterranean Revival
  - Pueblo Revival
  - Monterey Colonial Revival
  - English Revival
- Early Modern styles, including:
  - International Style
  - Streamline Moderne
- Minimal Traditional
- Ranch
- Regency Revival
- Modern styles of the post-World War II era, including:
  - Late Moderne
  - Mid-century Modern
  - Organic Architecture
  - Expressionist Architecture
  - New Formalism
  - Googie
  - Tiki
  - Brutalism
  - Late Modern

## 19<sup>TH</sup> CENTURY METHODS OF CONSTRUCTION & ARCHITECTURAL STYLES

### Adobe Construction

Early adobe buildings were typically small, single-story structures, with thick adobe walls, flat roofs framed with *vigas*, and usually a long covered porch supported on wood posts, called a *corredor*, along one or more sides. Adobe construction consists of thick walls composed of large sun-dried bricks, usually made from mud and straw and covered with earth plaster to protect the unfired bricks. The unreinforced adobe walls typically vary from one and one-half to six feet thick, resting on a dirt or rock foundation. Door and window openings are usually framed with heavy timber lintels, often left exposed. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter. Following California's cession to the United States in 1850 there was a migration of settlers from the east. During this period many adobe structures were destroyed to make way for new development. Others were altered with the addition of steep gable or hipped roofs, usually clad in wood shakes but occasionally in clay tiles, and wood framed wings. Some adobes were clad in clapboard siding with Federal or Greek Revival decorative details and double hung windows to create a more Anglicized appearance. In some cases, adobes were covered with a cement plaster finish.

Adobes constructed in Palm Springs in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries exhibited the elements of this later, Anglicized interpretation. They typically featured simple rectangular plans, thick adobe walls, gable roofs clad in wood shakes, wood lintels at window and door openings, wood double hung or casement windows, and *corredores* with simple wood posts along one or more sides. The few surviving examples include the McCallum Adobe (1884, HSPB-5) and the Reginald Pole adobe on the grounds of the Casa Cody Inn (1916, HSPB-59).

Character-defining features include:

- Rectangular or L-shaped plan with simply arranged interior spaces
- Thick masonry walls of adobe brick
- Simple, unadorned exteriors (often with cement plaster veneer)
- Few, small window and door openings with wood lintels
- Double hung, wood sash windows
- *Corredores* along one or more sides





The McCallum Adobe (1884, HSPB-5). Source: Palm Springs Historical Society.

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### Residential Vernacular

The term “Residential Vernacular” is used to describe simple, utilitarian houses or cottages with little or no distinguishing stylistic features. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles. In Palm Springs, many examples are constructed of readily-available local materials, or feature details using local or salvaged materials. Most of the early buildings in Palm Springs constructed by the first settlers would fall into this designation; some were even constructed of recycled materials from previous structures. Surviving examples are extremely rare. One such is the Cornelia White House (c. 1890, HSPB-4), constructed of railroad ties salvaged from the abandoned Palmdale Railroad.

Character-defining features include:

- Simple square or rectangular form
- Gabled or hipped roof with boxed or open eaves
- Wood exterior cladding
- Simple window and door surrounds



The Cornelia White House (c. 1890, HSPB-4) is a rare surviving example of residential vernacular architecture in Palm Springs. Source: Palm Springs Historical Society.

## PERIOD REVIVAL STYLES

### Spanish Colonial Revival

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of Spanish Baroque-inspired buildings designed by chief architect Bertram Grosvenor Goodhue. The style lent itself to monumental public edifices, churches, and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For those, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate “grand tour” of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, decorative details of iron, wood, and glazed ceramic tile, and a sprawling, horizontal orientation. It was a deliberate attempt to develop a “native” California architectural style and romanticize the area’s colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the simple missions and rustic adobe ranch houses that comprised the state’s actual colonial-era buildings.

In Palm Springs in the 1920s and 1930s the Spanish Colonial Revival style was often simplified and reduced to its most basic elements for residential, commercial, and institutional buildings. The result was a simpler, more rustic style reminiscent of traditional southwestern adobes and haciendas that was believed to be better suited to the desert climate and casual, resort lifestyle. These tended to be informal one- or two-story buildings finished in plaster, with simple rectilinear plans, low-pitched gable or hipped roofs clad in barrel tile or wood shakes, wood or steel sash windows, and little or no ornamentation. This minimalist Spanish trend continued into the post-World War II years; the city has houses and commercial buildings from the 1940s that feature red clay tile roofing and steel casement windows.

Examples of high-style Spanish Colonial Revival residential architecture in Palm Springs include The Willows (1924, HSPB-34) and *Ojo del Desierto* (1925, HSPB-19). Commercial examples include the El Paseo Building (1930, HSPB-27) and the La Plaza Center and Theatre (1936, HSPB-22). Examples of the more typical simplified Spanish Colonial Revival style include the Crawford Apartments (1945, now the Village Inn) at 855 N. Indian Canyon Drive, and the single-family residence (c. 1930) located at 545 S. Calle Santa Rosa.

Character-defining features include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles; occasionally flat roofs
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash or steel casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings
- Arcades, colonnades, or *corredores*
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work



The Stephen Willard House (1929), located at 1735 S Palm Canyon Drive. Source: Slim Moorten and the *Desert Sun*.



El Paseo Building (1930, HSPB-27). Source: Mott Collection, California State Library.

## Mediterranean Revival

The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. By the 1920s, the lines between these individual styles were frequently blurred and their distinguishing characteristics blended by architects who drew inspiration from throughout the Mediterranean region. These imaginative combinations of details from varied architectural traditions resulted in the emergence of a distinct Mediterranean Revival style. The Mediterranean Revival style is often more formal and usually more elaborately composed and ornamented than the simpler, more rustic Spanish Colonial Revival style. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

There are relatively few residential examples of the Mediterranean Revival Style in Palm Springs, where houses in the 1920s and 1930s tended to be more rustic and informal. An especially fine commercial example is the Pacific Building (c. 1936, HSPB-13) at 766-798 N Palm Canyon Drive.

Character-defining features include:

- Frequently symmetrical façade
- Rectangular plan and two-story height
- Hipped roof with clay barrel tiles and wide boxed or bracketed eaves, or eave cornice
- Exterior walls veneered in smooth plaster
- Wood or steel sash casement windows, typically with divided lights; sometimes double-hung windows
- Palladian windows or other accent windows
- Arched door or window openings; elaborate door surrounds
- Arcades, colonnades, or loggias
- Terraces and stairs with metal or cast stone balustrades
- Cast stone or plaster decorative elements including architraves, stringcourses, cornices, pilasters, columns, and quoins
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work



The Pacific Building (1937, HSPB-13). Source: California Desertart.

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### Monterey Colonial Revival

The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides as well. The best-known example of the style, and one of the earliest, is the Thomas Larkin adobe, constructed beginning in 1834 and one of the first two-story dwellings in Monterey.<sup>781</sup>

The style was revived beginning in the mid-1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. The Monterey Colonial Revival style replaced adobe construction with wood framed walls veneered in smooth plaster and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood windows. Examples of the style are rare in Palm Springs, and mostly date from the height of the revival phase during the 1930s. A good local example is 421 Santa Rosa Drive (1938).

Character-defining features include:

- Usually asymmetrical façade
- Two-story height
- Rectangular or L-shaped plan
- Low-pitched hipped or side gable roofs with wood shakes or clay tiles
- Plaster-veneered exterior walls devoid of surface ornament
- Second-floor covered wood balcony, sometimes cantilevered, across primary façade and occasionally wrapping one or more sides, with simple wood posts and wood or metal railing
- Wood-sash double-hung windows, typically with divided lights
- Louvered or paneled wood shutters
- Recessed entrances with paneled wood doors

<sup>781</sup> Monterey County Historical Society, "Monterey's Larkin House Adobe and Garden," <http://www.mchsmuseum.com/larkinhouse.html> (accessed September 17, 2013).



421 Santa Rosa Drive (F. Nelson Breed, 1938).

## Pueblo Revival

The Pueblo Revival was the southwestern counterpart of Mission Revival, developed concurrently with a similar intent to define an architecture suited to the region's history, climate, and lifestyle. Only a handful of architects explored this style in southern California, most prominently Robert Stacy-Judd, an architect most well-known for his promotion of Pre-Columbian revivalism.

Pueblo Revival buildings represent another attempt to create an architecture specifically suited to location and regional history, rather than relying on modes of design and construction imported from elsewhere. Like Mission Revival buildings, Pueblo Revival designs looked at precedents set by native builders and early settlers, both through indigenous traditions and as interpreted by the Spanish colonists. Later Pueblo Revival buildings may also have reflected Hollywood's fascination with and embellishment of Native American culture. Intact examples of Pueblo Revival buildings are significant for their representation of these influences. They are also significant, in Palm Springs, for their rarity.

Pueblo Revival buildings are generally residential in type, most commonly single-family residences. Their exterior walls are veneered in plaster to suggest adobe construction, an impression which is heightened by the cubic quality of the massing. Roofs are flat, with *vigas* often punctuating the parapets. Walls are unornamented and windows may be limited in surface area. Pure examples of Pueblo Revival are infrequent in Palm Springs; features associated with other styles, especially Spanish Colonial Revival, may also be present.

Well-articulated examples of the Pueblo Revival in Palm Springs are rare, and mostly occurred during the height of the revival phase in architecture during the 1930s. An example of Pueblo Revival residential architecture in Palm Springs is 1850 W. Crestview Drive (1930).

Character-defining features include:

- One or two stories
- Flat roof shielded by parapet extensions of exterior wall surfaces
- Rows of projecting *vigas* below the top of the parapet
- Cubic massing
- Plaster exterior wall cladding, simulating adobe construction
- Casement windows
- Lack of ornamentation
- May be used in conjunction with Spanish Colonial Revival, Adobe Revival, and Pre-Columbian/Mayan Revival styles



1850 W. Crestview Drive (1930).

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### English Revival

The English Revival style is a sub-type of the Tudor Revival style, which is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19<sup>th</sup>-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16<sup>th</sup> and 17<sup>th</sup> centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

English Revival houses are simpler than their high-style Tudor Revival counterparts. They are typically two stories in height with steeply-pitched, multi-gable roofs usually clad in wood shakes or composition shingles. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are usually veneered in plaster, with brick or stone used only at the chimney or around the primary entrance. Half-timbering, if used at all, is usually limited to a primary front-facing gable if featured. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Projecting exterior chimneys, usually brick or stone, are frequently used as prominent design features.

Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched gable roof with wood shake or composition roofing
- Plaster exterior wall cladding; decorative half-timbering or brick details are usually limited or omitted
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Prominent chimney



401 W. Merito Place (1928).



## EARLY MODERNISM

### International Style

The International Style – an architectural aesthetic that stressed rationality, machined materials, and a break with the past – emerged in Europe in the 1920s with the work of Le Corbusier in France, and Walter Gropius and Ludwig Mies van der Rohe in Germany. The United States became a stronghold of Modern architecture after the emigration of Gropius, Mies, and Marcel Breuer. Two Austrian emigrants, Richard Neutra and Rudolph Schindler, helped introduce International style modern architecture to Southern California in the 1920s. Their buildings were minimalist in concept, stressed functionalism, and (at least initially) were devoid of regional characteristics and nonessential decorative elements. In 1932, the Museum of Modern Art hosted an exhibition, titled simply "Modern Architecture," that featured the work of fifteen architects from around the world whose buildings shared a stark simplicity and vigorous functionalism. The term International Style was coined by Henry Russell Hitchcock and Philip Johnson in the accompanying exhibition catalogue.

International Style modernism made its first appearance in Palm Springs in 1934, with the construction of the Kocher-Samson Building (altered; HSPB-79) designed by New York architect A. Lawrence Kocher and his Swiss-born business partner, Albert Frey, for Kocher's brother. In response to its desert setting Frey designed the building as a cluster of cubist volumes around a series of landscaped patio courtyards. Frey traveled to Palm Springs at the end of 1934 to supervise its construction and in 1935 formed a partnership with a young California architect, John Porter Clark. Clark and Frey promoted Modern design in Palm Springs, as seen in the Guthrie House (1935-37, altered), Halberg House (1935-37, demolished), and particularly in Clark's own house (1939). One of the finest remaining examples of International Style architecture in Palm Springs is the Grace Miller house (HSPB-45) by Richard Neutra.

Character-defining features include:

- Rectangular massing
- Balance and regularity, but not symmetry
- Clear expression of form and function
- Steel frame structure used as an organizing device
- Elevation of buildings on tall piers (piloti)
- Flat roofs
- Frequent use of glass, steel, concrete, and smooth plaster
- Full-height glass curtain walls
- Horizontal bands of flush windows, often meeting at corners
- Absence of ornamentation
- Column-free interior spaces



The Grace Miller House (1937, HSPB-45) by Richard Neutra.  
Source: Julius Shulman Archives, Getty Research Institute.



The Kocher-Samson Building (1934, HSPB-79). Source: *Palm Springs Life* Desert Treasures Gallery.

### **Streamline Moderne**

The architecture of the Art Deco movement rejected the rigid organizational methods and classical ornamentation of the Beaux Arts style. Instead it emphasized a soaring verticality through the use of stepped towers, spires, and fluted or reeded piers, and embraced highly stylized geometric, floral and figurative motifs as decorative elements on both the exterior and interior. Ornate metalwork, especially aluminum, glazed terra cotta tiles, and bright colors were hallmarks of the style. By the mid-1930s, in the depths of the Great Depression, the highly decorated style was already viewed as garish and overwrought, and it was soon abandoned in favor of the cleaner, simpler Streamline Moderne style.

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne (also known as Art Moderne) is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial and transportation designs of the period, the style was popular throughout the United States in the late 1930s, particularly with the Federally-funded projects of the Works Progress Administration. Unlike the highly-ornamental Art Deco style, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture, although Art Deco and Streamline Moderne were not necessarily opposites. A Streamline Moderne building with a few Deco elements was not uncommon, but the prime movers behind the Streamline Moderne style such as Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, and Norman Bel Geddes all disliked Art Deco, seeing it as falsely modern.

Streamline Moderne is relatively rare in Palm Springs, where a simplified Spanish Colonial Revival style remained popular into the 1940s. Surviving examples include the Cork n' Bottle (1935-36, HSPB-31) originally Simpson's Radio and Frigidaire Company, and the Davidson House (1936, HSPB-47), known as "the Ship of the Desert," designed by Los Angeles architects Webster and Wilson.

Character-defining features include:

- Horizontal emphasis
- Asymmetrical façade
- Flat roof with coping
- Smooth plaster wall surfaces
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances
- Fluted or reeded moldings or stringcourses
- Pipe railings along exterior staircases and balconies
- Steel sash windows



"The Ship of the Desert" (1936, HSPB-31).  
Source: Los Angeles Public Library.



Simpson's Radio and Frigidaire Company  
(now the Cork n' Bottle, 1935-36, HSPB-31). Source: Palm Springs Historical Society.

### MINIMAL TRADITIONAL

The Minimal Traditional style is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. Its open plan reflected the developer's desire for greater efficiency. Modern construction methods addressed the builder's need to reduce costs and keep homes affordable to the middle class. Conventional detailing appealed to conservative home buyers and mortgage companies. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the 1940s and early 1950s. In Southern California, the style is closely associated with large-scale residential developments of the post-World War II period. Primarily associated with the detached single family house, Minimal Traditional detailing may also be applied to apartment buildings of the same period.

In Palm Springs, Minimal Traditional houses are frequently found as later infill construction in pre-World War II tracts, such as the single-family residence at 140 E Ocotillo Avenue (1947) in the Palos Verdes Tract.

Character-defining features include:

- One-story configuration
- Rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood or steel sash multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Wood shutters
- Lack of decorative exterior detailing



140 E Ocotillo Avenue (1947), located in the Palos Verdes Tract.



## RANCH

The Ranch style emerged from the 1930s designs of Southern California architects and designers such as Cliff May who merged modernist ideas with traditional elements of the working ranches of the American West and in particular, the rustic adobe houses of California's Spanish- and Mexican-era *ranchos*.<sup>782</sup> Early Ranch-style houses feature board-and-batten exterior cladding and low-pitch gable roofs with wood shakes. The Ranch house accommodated America's adoption of the automobile as the primary means of transportation with a two-car garage that was a prominent architectural feature on the front of the house, and a sprawling layout on a large lot.

In 1930s Palm Springs the Ranch house took on the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood vernacular types that was believed to be better suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wide verandas, wood or steel windows, and minimal ornamentation. The Ranch-style house proved popular both before and after the war, combining as it did modernist ideas of open interior space with traditional imagery of working ranches and Spanish ranchos. Many such residences can be found in pre-war residential tracts such as Las Palmas Estates, including 365 Camino Norte and 523 Camino Sur, both constructed in 1936.

The Ranch house became increasingly popular in the post-World War II era. The architectural style embodied the mid-20<sup>th</sup> century ideal of "California living." It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs. A common Ranch variation in Palm Springs was the Modern Ranch, which was influenced by Mid-century Modernism. Modern Ranches emphasized horizontal planes, and included modern instead of traditional stylistic details. Character-defining features included low-pitched hipped or flat roofs, prominent rectangular chimneys, recessed entryways, and wood or concrete block privacy screens. Other stylistic elements, such as flared roof ridges, decorative chinoiserie-style fretwork screens, and double doors with over-scaled round escutcheons, resulted in Japanese- or Asian-inspired variations.

Character-defining features include:

- One-story
- Sprawling L- or U-shaped plan, often with radiating wings
- Low, horizontal massing with wide street façade
- Low-pitched hipped or gable roof with open overhanging eaves and wood shakes
- Plaster, wood lap, or board-and-batten siding, often with brick or stone accents
- Divided light wood sash windows (picture, double-hung sash, diamond-pane)
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with open-sided breezeway

<sup>782</sup> Description of Ranch style architecture largely based on the scholarship of Alan Hess, including his book *Ranch House* (New York: Harry N. Abrams, Inc., 2004); and the work of Cliff May, particularly as described in Paul C. Johnson, ed., *Western Ranch Houses* (Los Angeles: Hennessey + Ingalls, 1997).

- Details such as wood shutters, attic vents in gable ends, dovecotes, extended gables, or scalloped barge boards
- Modern Ranch sub-type may feature flat or low-pitched hipped roof with composition shingle or gravel roofing; metal framed windows; wood or concrete block privacy screens



The Richards House in Smoke Tree Ranch reflects the rustic Ranch-style seen in Palm Springs. Source: Palm Springs Historical Society.



The George Miller Residence (c. 1950, Wallace Neff) in Smoke Tree Ranch. Photograph by Hal Waltz. Source: *Palm Springs Villager*.

## REGENCY REVIVAL

The Regency Revival style, also known as Hollywood Regency, is seen almost exclusively in the design of single-family and multi-family residential architecture from about the mid-1930s until about 1970; most examples in Palm Springs date to the 1960s. The style references in part the architecture and design that developed in Britain in the early 19<sup>th</sup> century. Like the original Regency style, Regency Revival includes elements of Neoclassical and French Empire design; however, its attenuated classical ornament and simple surfaces reflect the influence of the Modern Movement. The style first appeared in the United States in the mid-1930s as a stripped-down version of Neoclassicism that exhibited both the influence of Streamline Moderne and the simplified yet exaggerated qualities of Hollywood film sets. Its early development was interrupted by World War II and the resulting halt of private construction. It resumed after the war with the work of architects such as John Elgin Woolf, whose designs emphasized symmetry, privacy, exaggerated entrances and prominent mansard roofs. Post-World War II Regency Revival buildings are characterized by theatrical arched entrances with an exaggerated vertical emphasis, usually positioned in projecting pavilions with high, steep roofs; symmetrical, largely blank primary façades; and eccentrically detailed, unconventionally proportioned Classical columns and ornamentation juxtaposed against large expanses of blank wall.

In Palm Springs, Regency Revival design can be found in custom residences, such as that at 2205 Yosemite (c. 1965), as well as in multi-family developments. In some cases a Regency Revival portico was tacked on to dress up an otherwise standard tract home, as at 2996 Avery Drive in Araby Estates. Designer James McNaughton was a local practitioner of the style.

Character-defining features include:

- Symmetrical façade
- Tall, steeply pitched mansard, hipped or gable roofs, especially over entrance; frequently a flat roof over remainder
- Blank wall surfaces veneered in smooth plaster; some examples may have brick veneer or wood
- Vertically exaggerated arched entrance doors, sometimes set in projecting pavilions
- Tall, narrow windows, often with arched tops
- Eccentrically detailed and unconventionally proportioned Neo-Classical features including double-height porticoes, thin columns, pediments, fluted pilasters, niches, and balconettes with iron railings
- Exaggerated applied ornament, such as large lanterns or sconces



Araby Estates Model Home 1 (1965-1966) at 2996 Avery Drive.

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## POST-WORLD WAR II MODERNISM

### Late Moderne

The Late Moderne style incorporates elements of both the Streamline Moderne and International styles. While the earliest examples appeared in the late 1930s, the style reached its greatest popularity in large-scale commercial and civic buildings of the late 1950s and 1960s. The Late Moderne style is frequently identified by the use of the bezeled window, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the surrounding wall surface. An example of the Late Moderne style in Palm Springs is the Dollard Building (1947) at 687 N. Palm Canyon Drive, by John Porter Clark and Albert Frey.

Character-defining features include:

- Horizontal emphasis
- Exposed concrete or cement plaster veneer
- Flat roofs
- Horizontal bands of bezeled windows, sometimes with aluminum louvers
- Operable steel sash windows (casement, awning, or hopper)
- Projecting window frames



The Dollard Building (Clark & Frey, 1947) at 687 N. Palm Canyon Drive.



### Mid-century Modern

Mid-century Modern is a term used to describe the post-World War II iteration of various Modern styles in both residential and commercial design, including the International Style. International Style architecture is characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate, new building technologies (such as modular materials and structural systems), and to the postwar need for efficiently-built, moderately-priced homes. In Palm Springs, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. It was adapted to Palm Springs by the use of concrete block, perforated concrete, and other forms of wood, concrete, and metal screens to shield against the intense desert sun while allowing for air flow.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired “second generation” Modern architects like Gregory Ain, Craig Ellwood, and Harwell Hamilton Harris, to name a few. Mid-century Modernism was adapted to Palm Springs by prominent local architects including John Porter Clark, William Cody, Albert Frey, Donald Wexler, and E. Stewart Williams, as well as Los Angeles architects such as Dan Palmer and William Krisel. These postwar architects developed an indigenous Modernism that was born from international Modernism and but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine’s pivotal Case Study Program (1945-1966), along with specific local conditions. The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in Palm Springs in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)
- Simple geometric forms
- Expressed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies; some examples have folded plate roofs
- Unadorned wall surfaces
- Wood, glass, plaster, concrete, steel, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Concrete, wood, or metal screens
- Little or no exterior decorative detailing
- Expressionistic/Organic subtype: sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs





Frank Sinatra's Twin Palms (1947, E. Stewart Williams; HSPB-77). Photograph by Julius Shulman. Source: The J. Paul Getty Research Institute, Los Angeles. Digital Photo Collection.



Ocotillo Lodge (Palmer and Krisel, 1956). Source: *The Alexanders: A Desert Legacy*.

## Organic Architecture

Frank Lloyd Wright first used the term 'organic architecture' in an article for *Architectural Record* in August 1914.<sup>783</sup> Wright applied the word organic to "'living' structure – a structure or concept wherein features or parts are so organized in form and substance as to be, applied to purpose, integral. Everything that 'lives' is therefore organic."<sup>784</sup> Organic architecture meant a living architecture in which every composition, element, and detail was deliberately shaped for the job it was to perform. Wright stressed the unity of building, structure, furnishings, and environment in an "organic-entity, as contrasted with that former insensate aggregation of parts...One great thing instead of a quarrelling collection of so many little things."<sup>785</sup> Wright expressed his concept of Organic design through crystalline plan forms, the possibility of growth by asymmetrical addition, the relationship of composition to site and client, and the use of local materials.<sup>786</sup>

The chief concept of Organic architecture is the merging of building and nature, so that the design responds to the environment rather than imposing itself upon it. Organic architecture grew out of the site from within, employing natural shapes, complex geometries, and new building materials and technologies to unify all elements of the design – site, structure, spaces, fixtures, finishes, and furnishing - into a single harmonious unit.<sup>787</sup>

One of the most significant examples in Southern California is the Arthur Elrod House (1968) by John Lautner. The house incorporates Organic and Expressionist influences by using concrete to blend the home into its rocky cliffside site. The chief concept of Organic architecture is the merging of building and nature, so that the design responds to the environment rather than imposing itself upon it. Expressionism repudiated modern rationalism and emphasized abstraction of form to symbolically express subjective interpretation of inner experience. Both employed natural shapes, complex geometries, and new building materials and technologies. The Elrod House site, a prominent ridgeline above the city, was excavated to reveal rock outcroppings which helped to shape and define the main living area, a 60-foot diameter, split-level open space surmounted by a shallow, conical concrete dome with skylights.

Character-defining features include:

- Merging of building and nature
- Use of natural shapes and complex geometries
- Use of innovative building materials and technologies
- Unification of all elements of the design into a single harmonious unit

<sup>783</sup> Adapted from "Wright – Organic Architecture," *Frank Lloyd Wright Trust*, <http://www.flwright.org/ckfinder/userfiles/files/Wright-Organic-Architecture.pdf> (accessed August 2015).

<sup>784</sup> Frank Lloyd Wright, *Modern Architecture: Being the Kahn Lectures for 1930* (Princeton, NJ: Princeton University Press, 1931), 27.

<sup>785</sup> Ulrich Conrads, *Programs and Manifestoes on 20<sup>th</sup>-century Architecture* (Cambridge, MA: MIT, 1999), 25.

<sup>786</sup> Peter Collins, "The Biology of Analogy," *Changing Ideals in Modern Architecture 1750-1950* (London: Faber and Faber, 1965).

<sup>787</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 2014), 656.



The Arthur Elrod House (John Lautner, 1968; listed in the National Register) at 2175 Southridge Drive. Source: *Palm Springs Life*.

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### Expressionist Architecture

Expressionist architecture is loosely based on the German Expressionist movement of the early twentieth century.<sup>788</sup> Expressionism is a rejection of the rationalist ideals embodied in Miesian buildings. The architecture is meant to evoke an emotional, rather than intellectual, response. Expressionism repudiated modern rationalism and emphasized abstraction of form to symbolically express subjective interpretation of inner experience. Forms were frequently inspired by natural phenomena including caves, crystals, rocks, and other organic, non-geometric forms to produce “an architecture of motion and emotion, ambiance, radicalism, and sweeping change.”<sup>789</sup> Innovative building materials such as concrete, plastics, and laminates are often incorporated in the design to achieve the artistic forms. Examples of Expressionist architecture in Palm Springs include the Arthur Elrod House (John Lautner, 1968; 2175 Southridge Drive; listed in the National Register) and St. Theresa Roman Catholic Church (William F. Cody, 1968; 2800 E Ramon Road).

Character-defining features include:

- Abstract, non-geometric forms inspired by natural phenomena
- Use of innovative building materials such as concrete, plastics, and laminates



St. Theresa Catholic Church  
(William Cody, 1968) at 2800  
E. Ramon Road.

<sup>788</sup> Adapted from “Modern Movement: Neo-Expressionism (1955-Present),” Alaska Department of Natural Resources: Office of History & Archaeology, <http://dnr.alaska.gov/parks/oha/styleguide/neoexpressionism.htm> (accessed August 2015).

<sup>789</sup> Adrian Sheppard, FRAIC, “The Return of Expressionism and The Architecture of Luigi Moretti,” 1-2, [www.mcgill.ca/architecture/files/architecture/ExpressionismMoretti.pdf](http://www.mcgill.ca/architecture/files/architecture/ExpressionismMoretti.pdf) (accessed August 7, 2015).



## Googie

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style captured the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in automobile-oriented commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes. It exaggerated the vocabulary of Mid-century Modern design to catch the eye of passing motorists with dramatic sculptural rooflines, shimmering walls of glass, abstract shapes, and prominent integral signage. Restaurants along Highway 111 entering and leaving the center of Palm Springs were designed in the Googie style. The Springs restaurant (1957; demolished) by William Cody was one of the most sophisticated examples in the nation of this Modernist type. A Denny's coffee shop by Los Angeles architects Armét and Davis (701 E. Palm Canyon Drive, now the King's Highway) used an extended version of the Denny's prototype design as part of a motel complex (now the Ace Hotel).

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon



L: Denny's Restaurant (Armét and Davis, 1965) at 701 E. Palm Canyon Drive.

R: Las Palmas Liquors (c. 1958) at 1595 N. Palm Canyon Drive.



## Tiki

The Tiki style is a themed architecture, loosely inspired by Polynesian precedents. It was first popularized in California the 1930s with the founding of two successful Polynesian themed restaurants, Don the Beachcomber in Hollywood and Trader Vic's in Oakland, both of which featured exotic rum-based cocktails, flaming torches, and carved wood statues. In the years after World War II the fad for Polynesian-themed kitsch was fueled in part by the stories and souvenirs of soldiers returning from service in the Pacific. It was disseminated on a much wider level by Norwegian explorer Thor Heyerdahl's sensational 1947 voyage from South America to Polynesia on a raft called Kon-Tiki, and by *Tales of the South Pacific*, James Michener's 1948 Pulitzer Prize winning collection of short stories that was adapted into the hit Broadway musical *South Pacific*. In the 1950s and 1960s the romanticized exoticism of Tiki design found its way into restaurants, bars, motels, apartment buildings, and even private homes with towering A-frame rooflines, carved wood beams, lava rock walls, and bamboo trim.

The tropical-themed style somewhat incongruously found its way to the desert environment of Palm Springs, with examples such as the Tropics Motor Lodge (1964; now the Caliente Tropics Hotel, 411 E. Palm Canyon Drive). Though often superficial and frequently kitschy, Tiki elements were sometimes highly refined and incorporated into exceptional Mid-century Modern designs such as Wexler & Harrison's Royal Hawaiian Estates (1961-1962; HSPB-73, Historic District No. 2).

Character-defining features include:

- Prominent A-frame roofs
- Flared ridge beams, eaves, and rakes
- Carved wood ridge beams and outriggers
- Lava rock veneer
- Bamboo trim
- Polynesian-themed decorative features including tiki statues, patterned panels, friezes and murals, and torches
- Tropical landscaping including palm trees



Caliente Tropics Hotel (William Cody, 1964) at 411 E. Palm Canyon Drive.



Royal Hawaiian Estates (Wexler & Harrison, 1960; HSPB-73, HD-3) at 1744 S. Palm Canyon Drive. Source: Kenneth Caldwell.

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

## New Formalism

New Formalism developed in the mid-1950s as a reaction to the International Style's strict vocabulary and total rejection of historical precedent. New Formalist buildings are monumental in appearance, and reference and abstract classical forms such as full-height columns, projecting cornices, and arcades. Traditional materials such as travertine, marble, or granite were used, but in a panelized, non-traditional form. In Southern California, the style was applied mainly to public and institutional buildings. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durell Stone, who melded his Beaux Arts training with the stark Modernism of his early work; Philip Johnson; and Minoru Yamasaki. All three had already achieved prominence working within the International Style and other Modernist idioms.

In Palm Springs New Formalism is best represented by E. Stewart Williams' distinctive design for the second Coachella Valley Savings & Loan (1961; HSPB #53), clearly inspired by Oscar Niemeyer's Alvorada Palace in Brasilia. It emphasizes its public role with dramatic concrete columns with curved bases, lifted above a pool of water with a string of fountains.

Character-defining features of New Formalism include:

- Symmetrical plan
- Flat rooflines with heavy overhanging cornices
- Colonnades, plazas and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated concrete block, concrete, or metal



The second Coachella Valley Savings and Loan (E. Stewart Williams, 1961, HSPB-53) at 499 S. Palm Canyon Drive. Source: Julius Shulman Archives, Getty Research Institute.

## Brutalism

In contrast to the International Style's often light and skeletal appearance, Brutalism created massive, monolithic structures that stretched the limits of concrete construction. More properly known as "New Brutalism," the name was derived from *béton brut*, the concrete casting technique that left a roughly finished surface bearing the imprint of the formwork, used by Le Corbusier in the *Unité d'Habitation*, Marseille, France (1952). One of the style's most significant American promoters was John Portman, who designed several enormous atrium hotels and office clusters known for their spectacular spatial effects, including the Bonaventure Hotel in Los Angeles. The style was particularly popular in the construction of government, educational, and financial buildings. Other well-known examples of the style in Southern California include the Salk Institute in La Jolla (1959) by Louis Kahn, and the Geisel Library at the University of California, San Diego (1969) by William Pereira.

Examples of Brutalism are rare in Palm Springs, but one distinctive example is Robert Ricciardi's Gas Company building (1969), composed of solid rectangular volumes with tall concrete walls finished in a rugged hammered texture.

Character-defining features of Brutalism include:

- Bold geometric shapes
- Sculptural façade articulation
- Exposed, roughly finished cast-in-place or pre-cast concrete construction
- Window and door openings as voids in otherwise solid volumes
- Raised plazas and base articulation



The Gas Company Building (Robert Ricciardi, 1969) at 211 N. Sunrise Way.



### Late Modern

Late Modern is a blanket term used to describe the evolution of Modern architecture from the mid-1950s through the 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of International Style and Mid-century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces such as glass skin or concrete, and a sometimes exaggerated expression of structure and systems. Significant architects who produced works in the style include Marcel Breuer, Philip Johnson, Cesar Pelli, Piano and Rogers, and John Portman. A Palm Springs example from the 1960s is the Alan Ladd building at 500 S. Palm Canyon Drive.

Character-defining features include:

- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament



The Alan Ladd Building (1968,  
Kaptur-Lapham & Associates) at  
500 S. Palm Canyon Drive.  
Source: *Palm Springs Life*.





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## Appendix A: Biographies of Local Practitioners

These biographies are intended to provide brief information about known architects, designers, builders, and landscape architects practicing in Palm Springs. These are not definitive histories of each practitioner. Information is derived from a variety of primary and secondary sources including the Pacific Coast Architecture Database; the AIA Historical Directories and Membership Files; finding aids for architect archives; and publications of the Palm Springs Preservation Foundation, the Palm Springs Modern Committee, the Palm Springs Historical Society, and the Cultural Landscape Foundation.

<b>Ainsworth, Robert</b> (1895-1970), AIA	
Born:	Shawano, WI
Education:	University of Michigan, B.S. Architecture (1922)
Firms:	Robert H. Ainsworth, Architect (1932-1963); Ainsworth, Angel and McClellan, AIA (1963-1966)
	Wisconsin-born architect Robert H. Ainsworth, AIA, graduated from the University of Michigan with a B.S. in Architecture in 1922. Prior to opening his own practice he worked for Chatten & Hammond in Chicago, Marston & Van Pelt in Pasadena, and was chief draftsman in the office of Wallace Neff. Ainsworth went on to establish a practice in Pasadena. Early in his career, he designed a number of large estates in period revival styles for wealthy clients in the Pasadena area. In the postwar period Ainsworth's designs shifted toward the Mid-century Modern aesthetic. In 1963, Ainsworth joined forces with Herbert W. Angel and Robert B. McClellan in the firm of Ainsworth, Angel and McClellan, AIA.
<b>Armét, Louis L.</b> (1914-1981), AIA	
Born:	St. Louis, MO
Education:	University of Southern California, B.Arch (1939)
Firms:	V.F. Ribble (1940); Laurence Test (1940-1941); Spaulding & Rex (1946-1947); Armét & Davis (1947-1972); Armét, Davis & Newlove, AIA, Inc. (1972-1981)
	Louis L. Armét, AIA, moved to Los Angeles from St. Louis when he was 13. After graduating from Los Angeles High School and Loyola University, he attended architecture school at the University of Southern California, graduating with a B.Arch. in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, designing warehouses and buildings for ship repair, and worked from 1943 to 1946 for the Seabees. Armét became a licensed architect in 1946. He met Eldon C. Davis while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops, including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957).
<b>Ayers, Donald P.</b> (c. 1908-unknown)	
Born:	
Education:	University of Illinois, (c. 1925-1928)
Firms:	Ayers & Fiege (1949-c. 1970)
	Donald Port Ayers joined in partnership with Herbert F. Fiege after World War II to form Ayers & Fiege in North Hollywood, California. The firm was selected to design the second exhibition home at the 1953 Los Angeles Home Show — a post-and-beam ranch-style model dubbed "The Coronation." The firm's work included residential designs, schools for the Los Angeles Unified School District, and buildings for the Roman Catholic Archdiocese of Los Angeles.



<b>Bailey, James Van Evera (1903-1980), AIA</b>	
Born:	Portland, OR
Education:	University of Oregon (1928)
Firms:	Chief designer for C. Waldo Powers (1929-1932); Plummer, Wurdeman & Becket, (1933-1938); Wurdeman & Becket (1938-1949); Welton Becket Associates (1949-1988).
	Palm Springs-based architect James Van Evera Bailey, AIA, was born in Portland, Oregon, and earned his degree in 1928 from the University of Oregon Extension. He established a Palm Springs-based practice between 1933 and 1937. After serving in WWII, he returned to Oregon, where he established a practice and was awarded many commercial commissions. He was best known for his Nelson Equipment Co. Building (1948) and Oregon Chain Saw Corporation (1955), both in Portland. Bailey's John Grey Residence (c. 1953) in Oswego, Oregon, was profiled by Esther McCoy in a <i>Los Angeles Times</i> article presenting the best architecture of the Northwest. The Mid-century Modern style Grey Residence featured extensive use of floor-to-ceiling glass and clerestory windows.
<b>Barlow, Fred, Jr. (1902-1953), FASLA</b>	
Born:	Colorado Springs, CO
Education:	University of California, Berkeley, B.S. Landscape Design (1925)
Firms:	Bashford & Barlow (1936-1943)
	Fred Barlow, Jr., FASLA, studied landscape design at the University of California, Berkeley, graduating with a B.S. in 1925. He worked for three years for Paul Thiene before leaving in 1930 to work for Katherine Bashford. Barlow worked with Bashford consistently for thirteen years, with the exception of a two-year period in the early 1930s when he worked for the National Park Service. He became a partner in Bashford's firm in 1936, a relationship that resulted in an extensive portfolio of designs, including Harbor Hills, Aliso Village and Ramona Gardens. In 1943 Barlow opened his own practice, which he operated until his death in 1953. Notable projects include the Hollywood Park Racetrack, the Davidson Residence (Ship of the Desert) in Palm Springs, and Valencia Village. He created designs for over forty housing developments, including Baldwin Hills Village, where he lived from 1941 to 1948. He served as Vice President of the American Society of Landscape Architects from 1951 to 1953. <sup>1</sup>
<b>Bashford, Katherine Emilie (1885-1953), FASLA</b>	
Born:	Arizona
Education:	Otis Art Institute in Los Angeles; apprenticeship with Florence Yoch
Firms:	Bashford & Barlow (1936-1943)
	Katherine Bashford, FASLA, studied at Pasadena's Polytechnic High School and the Otis Art Institute in Los Angeles. She studied European gardens while traveling to Europe in the 1910s and then again in the 1920s. An apprenticeship with Florence Yoch furthered her training as a designer. In 1923 she opened her own landscape architecture practice, working on estates in Southern California. Her early projects included gardens for Harry Bauer, John Barber, and the William C. McDuffie Estate,

<sup>1</sup> "Fred Barlow, Jr.," <https://tclf.org/pioneer/fred-barlow><https://tclf.org/pioneer/fred-barlow> (accessed August 14, 2015).

	for which she won an award from the American Institute of Architects, Southern California Chapter. In 1935 Bashford participated in the National Housing Exhibition in Los Angeles. The following year Fred Barlow became a partner in her firm, a relationship that resulted in an extensive portfolio of designs, including Harbor Hills, Aliso Village and Ramona Gardens. Bashford's work was recognized repeatedly in the publication <i>California Southland</i> , for which she also wrote several articles. She was made a Fellow of the American Society of Landscape Architects in 1936, and in 1938 became the first woman to be elected ASLA Chapter President. <sup>2</sup>
<b>Baumfeld, Rudolf L. "Rudi" (1903-1988)</b>	
Born:	Vienna, Austria
Education:	Akademie der bildenden Künste (Academy of Fine Arts), Vienna, Austria (1931)
Firms:	Victor Gruen Associates
	Rudolf "Rudi" Baumfeld came to the United States from his native Austria in 1940 after designing buildings in several European countries. He joined forces with architect and planner Victor Gruen in 1943, and was an original partner in Victor Gruen Associates when it was formed in 1951. He headed several departments of the firm including design, interior design, graphics, merchandising, and store layout. Baumfeld designed Southdale in Minneapolis, Minnesota, the first two-level enclosed shopping mall in the United States. Many of his projects were in the Los Angeles area, among them the South Coast Plaza and Costa Mesa shopping centers, the Wilshire Terrace apartments, and the Tishman 615 Building. He designed more than a dozen Joseph Magnin stores in the Western states. After his retirement from Gruen Associates in 1968, Baumfeld continued as a consultant to the firm. <sup>3</sup>
<b>Becket, Welton (1902-1969), FAIA</b>	
Born:	Seattle, WA
Education:	University of Washington, B.Arch. (1927); École des Beaux Arts, Fontainebleau, France (1928)
Firms:	Chief designer for C. Waldo Powers (1929-1932); Plummer, Wurdeman & Becket, (1933-1938); Wurdeman & Becket (1930-1933; 1938-1949); Welton Becket Associates (1949-1988)
	Welton Becket, FAIA, was born in Seattle, Washington, and studied architecture at the University of Washington. He completed a year of graduate study at the École des Beaux Arts in Fontainebleau, France, and arrived in Los Angeles in 1931. In 1933, he formed a partnership with his former classmate, Walter Wurdeman, and an established Los Angeles architect, Charles F. Plummer. They specialized in small commercial buildings and residences. In 1935, the partners won a design competition for the Pan Pacific Auditorium in Los Angeles; the distinctive Streamline Moderne landmark was constructed north of the Miracle Mile district for the 1935 National Housing Exposition. After Plummer's death in 1939, the firm incorporated as Wurdeman and

<sup>2</sup> "Katherine Emilie Bashford," <https://tclf.org/pioneer/katherine-bashford><https://tclf.org/pioneer/katherine-bashford> (accessed August 14, 2015).

<sup>3</sup> "R. Baumfeld, 84, Dies; Architect and Planner," *New York Times*, March 7, 1988, <http://www.nytimes.com/1988/03/07/obituaries/r-baumfeld-84-dies-architect-and-planner.html><http://www.nytimes.com/1988/03/07/obituaries/r-baumfeld-84-dies-architect-and-planner.html>, accessed June 24, 2015.

	<p>&amp; Becket. Wurdeman and &amp; Becket's design for Bullock's Pasadena, completed in 1947, established the prototype for the postwar suburban department store. When Wurdeman died unexpectedly in 1949, Becket bought out his partner's heirs and assumed sole leadership of the firm, changing its name to Welton Becket and Associates. Headquartered in Los Angeles, the firm grew to be one of the largest in the world with more than 400 employees and offices in San Francisco, New York, Houston, and Chicago.</p> <p>In addition to Bullock's Pasadena, Becket's retail projects included some two dozen other Bullock's stores, including locations in Palm Springs, Westwood (Los Angeles), Sherman Oaks (Los Angeles), Lakewood, La Habra, and Northridge (Los Angeles); Buffum's Department Store in Santa Ana; Seibu of Los Angeles; and malls such as Fashion Island in Newport Beach. Other notable works include the circular Capitol Records tower in Hollywood, the Cinerama Dome, the Music Center in downtown Los Angeles, the Santa Monica Civic Auditorium, and the Beverly Hilton Hotel in Beverly Hills. Becket is credited with transforming the cityscape of postwar Los Angeles with his many commercial and institutional designs. He was one of the most influential architects in the development of Los Angeles, and founded a practice that became one of the nation's largest architectural firms. He died in 1969 at the age of 66.</p>
<b>Benedict, Hiram H. (1901-1984), AIA</b>	
Born:	Riverside, CA
Education:	
Firms:	Bain, Overturf, Turner and Associates
	<p>Hiram Benedict, AIA did not attend college, but worked in Los Angeles as an architectural draftsman by 1920. In 1922, Benedict was employed by George Washington Smith in Santa Barbara. By 1935 Benedict lived in Palm Springs, where he joined Gene Verge as an architectural draftsman. He returned briefly to Palm Springs after World War II and established an office for the Seattle firm of Bain, Overturf, Turner and Associates. After a few years he moved to Phoenix, where he designed the Paradise Valley Country Club (1953) and the Carl Hovgard Residence (1967) in Carefree. Benedict also designed the Ranch-style Phil Harris and Alice Faye Residence (c. 1952) at Thunderbird Country Club and the award-winning Half Moon Inn (1960) in San Diego.</p>
<b>Berkus, Barry Alan (1935-2012), AIA</b>	
Born:	Los Angeles, CA
Education:	University of Southern California
Firms:	Berkus Design Studio; B3 Architects
	<p>Barry Alan Berkus, AIA was born in Los Angeles and grew up in Pasadena. After graduating from John Muir High School he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC's School of Architecture, where he decided to specialize in residential design. While at USC Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21.</p>

	<p>One of Berkus' first major clients was William Levitt, a real estate developer often called the "Father of American suburbia." During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge Landing in Irvine, and Park Imperial South in Palm Springs. Other notable projects include the Santa Barbara Maritime Museum, the Mosher Alumni House at UC Santa Barbara, residences for celebrities such as Kenny Loggins, and a temporary village for athletes competing at Lake Casitas in Ventura County during the 1984 Olympics.</p> <p>Berkus and his firms, Berkus Design Studio and B3 Architects, won numerous awards. In 1991 he was named one of the world's 100 top architects by Architectural Digest. He died of leukemia in Santa Barbara at age 77.<sup>4</sup></p>
<b>Black, Michael Allan (1937-2008), AIA</b>	
Born:	Santa Rosa, CA
Education:	University of Southern California, 1961
Firms:	
	<p>Palm Springs-based architect Michael Allan Black, AIA graduated from USC in 1961. Black is best known for his post-and-beam and shed-style modern buildings. His Palm Springs projects include residential, commercial, and institutional architecture such as the Moore Residence (1968), the Strube-Gibson Residence (1969) and the Ajalon Baptist Church (1969). In 1971 Black was appointed to the city's architectural advisory committee.</p>
<b>Black, Milton J. (1905-1970), AIA</b>	
Born:	San Diego, CA
Education:	No formal education, apprenticed with Los Angeles architects
Firms:	
	<p>Milton J. Black, AIA was born in 1905 and spent his early childhood in San Diego before relocating with his family to Los Angeles. Following his graduation from South Central's Jefferson High School Black apprenticed with local architectural firms, and by 1927 was employed as staff architect for the Hollywood building firm of J. Ross Castendyck. Black was invited that year to participate in an exhibit sponsored by the Hollywood Architects League, and was credited alongside Castendyck by <i>Architectural Digest</i> for the design and construction of a Spanish Colonial Revival-style home in the Hollywood Hills for film star Dolores del Rio. Black received his certification to practice architecture in California in 1930, the same year he designed the Delta Sigma Phi fraternity house at UCLA. In the 1930s, the architect was kept busy designing both single-family residences and apartment complexes in a variety of styles. Among his most notable projects were the Mauritania Apartments on Rossmore Avenue, a striking Streamline Moderne complex commissioned by actor Jack Haley in 1934; and the elegant French art deco complex known as Chateau Rossmore, also</p>

<sup>4</sup> Elaine Woo, "Barry Berkus dies at 77; architect of mass-market housing," *Los Angeles Times*, December 9, 2012, <http://articles.latimes.com/2012/dec/09/local/la-me-barry-berkus-20121209>, accessed June 24, 2015.

	built in 1934. During this period, the versatile architect also produced the romantic Spanish Colonial-style courtyard complex El Cadiz (Los Angeles Historic-Cultural Monument #775). Black's best-known single-family residences include the Cernitz House in Pacific Palisades and Los Feliz's Victor M. Carter Residence. The architect's most recognized project by far is the hot dog stand Tail O' the Pup. Built in 1946, the 17-foot-wide stand is the quintessential example of "programmatic" architecture, in which roadside businesses tried to catch customers' eyes with buildings shaped like animals or objects such as hats, donuts, and coffee pots. <sup>5</sup>
<b>Bray, William M. (1905-1998), AIA</b>	
Born:	Anaconda, MT
Education:	University of California, Berkeley, B.A., Art (1928)
Firms:	Theodore R. Jacobs, Architect (1930-1932); Vern Houghton, Architect (1932-1934); Arlos R. Sedgely, Architect (1934-1937); Mott Montgomery, Architect (1937-1939); Harry Haydn Whitely, Architect (1939-1942); Wurdeman & Becket, Architects (1942, 1945); William M. Bray, AIA, Architect and Associates (1949-1994)
	<p>William M. Bray, AIA earned his B.A. in art at the University of California, Berkeley in 1928. Upon graduation he worked for a series of architects including Theodore R. Jacobs, Vern Houghton, Arlos Sedgely, Mott Montgomery, and Harry Hadyn Whitely.<sup>6</sup> Bray also worked briefly as an architect for the firm of Wurdeman &amp; Becket in Los Angeles in 1942 and again in 1945.</p> <p>The Los Angeles-based Bray established his own practice in 1949, specializing in postwar tract housing developments.<sup>7</sup> By the firm's own count, Bray was responsible for over 33,500 housing units throughout Southern California and Nevada. He worked with such developers such as Mark Taper, George Ponty, Nels G. Severin, and M.J. Brock. Bray's subdivisions were characterized by a large number of plans, and his designs were most often characterized by traditional residential styles such as "Cape Cod," "Swiss Chalet," "Colonial," and "California Ranch." Bray was also known for his custom residential homes.</p> <p>Bray's work was published nationally in <i>House and Home</i> and <i>Architectural Digest</i>, and his tract housing earned numerous awards including a "Homes for Better Living Award of Merit" in 1962. In 1997, Bray was awarded the Presidential Citation from the American Institute of Architects.</p>
<b>Breed, F. Nelson (1890-1976), AIA</b>	
Born:	Hartford, CT
Education:	Massachusetts Institute of Technology, M.S. (1913)
Firms:	Breed, Fuller & Dick, F. Nelson Breed, Architect
	Franklin Nelson Breed, AIA, was born in Hartford, Connecticut in 1890. After he graduated from MIT in 1913, he worked as a draftsman in the offices of Putnam &

<sup>5</sup> "L.A. Architects From A to Z – Milton J. Black," February 26, 2014, *LA Home & Style*, [www.lahomeandstyle.com/la-architects-from-a-to-z-milton-j-black/](http://www.lahomeandstyle.com/la-architects-from-a-to-z-milton-j-black/) (accessed July 5, 2016).

<sup>6</sup> William M. Bray AIA Membership Application, December 24, 1949, 3.

<sup>7</sup> "Encino Architect Awarded AIA Presidential Citation," *Los Angeles Times*, July 15, 1997, <http://articles.latimes.com/1997/jul/15/business/fi-12818> (accessed November 19, 2015).



	Cox in Boston. Prior to establishing his own firm in 1922, he worked for Peabody, Wilson & Brown in New York. Breed's residential work was published in <i>Architecture</i> , <i>Architect</i> , <i>Architectural Forum</i> , and <i>House and Garden</i> . Notable works include the Riverside Yacht Club (1928) in Connecticut, the Douglas Burden Residence (1928) in Bedford, New York and the First Church of Christian Science (1953) in New Canaan, Connecticut.
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<b>Brewster, Floyd E. (1888-1971), AIA</b>	
Born:	New York
Education:	Cornell University (1912)
Firms:	Brewster & Kennedy (1913-1917); George Washington Smith (1922-1935); Floyd E. Brewster, Architect (1936-1971)
	Floyd E. Brewster, AIA was born in New York in 1888. He studied at Cornell University, graduating in 1912, and completed post-graduate work in architecture at the same school in 1913. He opened his Lake Placid, NY firm Brewster & Kennedy later that same year. He relocated to Riverside, California in 1917 to act as head of the drawing department at Polytechnic High School. By 1918 Brewster was a practicing architect in Riverside. In 1922 he went to work for George Washington Smith. Brewster also collaborated with architect Carlton Winslow, Sr. on the Spanish Colonial Revival design of the Santa Barbara Museum of Natural History (c. 1926). In 1936 Brewster established his own practice in Santa Barbara, with some residency in Palm Springs. Brewster's work focused on the Spanish Colonial Revival and other period revival styles popular in Santa Barbara and Palm Springs. In 1936 Elias Rothman commissioned Brewster to design a \$30,000 apartment and store building in Palm Springs.

<b>Burns, Herbert W. (1897-c.1988)</b>	
Born:	
Education:	
Firms:	
	Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive Late Moderne style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the <i>Los Angeles Times</i> including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

<b>Byers, John Winford (1875-1966), AIA</b>	
Born:	Grand Rapids, MI
Education:	University of Michigan, B.S. Electrical Engineering (1898); Harvard University, S.B. (1899)
Firms:	John W. Byers, AIA, Architect (1927-1954)

	<p>John Winford Byers, AIA was a self-taught architect based in Santa Monica. Byers was noted for his work with adobe and was a leader in its use as a building material in California. After receiving a degree in electrical engineering from the University of Michigan Byers did graduate work at Harvard University. He taught at the North American Academy in Montevideo, Uruguay prior to coming to Santa Monica in 1910 to chair the Romance Languages Department at Santa Monica High School. Byers also worked as a translator for Mexican workmen on construction sites, which is how he learned to build with adobe. He began his architectural career building residences for his own family and for his cousin. His first commissioned design, in 1916, was a house for W.F. Barnum, the principal at Santa Monica High School.</p> <p>Byers is best known for designing homes in the Spanish Colonial and Monterey Colonial Revival styles. When he could not obtain the curved clay roof tiles he needed for these buildings, Byers established his own workshop. In addition to roof tiles the workshop also produced decorative tile, wrought iron and woodwork. By 1926, Byers was a licensed architect. Among his clients were Norma Shearer and Irving Thalberg, Shirley Temple, Joel McCrea, Laurence "Buster" Crabbe, and King Vidor. He designed a home for Ray Bradbury, a ranch house at the Getty estate in Malibu, and the Club House at Brentwood Country Club. Byers died in Santa Monica at age 91.</p>
<b>Carlson, Harold A. (1919-1981), AIA</b>	
Born:	Seattle, WA
Education:	University of Southern California, B.Arch (1949)
Firms:	Hugh Gibbs; James R. Friend; Clarence N. Aldrich; Carlson, Middlebrook & Rose; Carlson & Middlebrook (1954)
	<p>Harold A. Carlson, AIA was born in Seattle in 1919. He graduated with a B. Arch from USC in 1949, after which he worked for Hugh Gibbs, James R. Friend, AIA, and Clarence N. Aldrich. He formed the Garden Grove-based firm Carlson &amp; Middlebrook (with Robert W. Middlebrook) in 1954. Carlson's work focused mostly on commercial commissions. He was the architect for the Desi Arnaz Hotel (1958) in Indian Wells. Carlson received awards for his residential work, including a 1960 Award of Merit from <i>American Builder</i> magazine and a Best Value award from <i>American Home</i> magazine in 1958.</p>
<b>Chamberlain, Charles G. (c.1880-1955)</b>	
Born:	Tennessee
Education:	
Firms:	
	<p>Charles G. Chamberlain relocated from Tennessee to California in 1910. In 1923 he moved to Palm Springs and became one of its pioneer builders. Notable buildings include the Welwood Murray Memorial Library, the Pacific Building, Youth Center and many homes. He died at age 75 of a heart attack.<sup>8</sup></p>
<b>Chambers, Robson Cole (1919-1999), AIA</b>	
Born:	Los Angeles, CA
Education:	University of Southern California, B.Arch (1941)

<sup>8</sup> "Pioneer Village Builder, Charles Chamberlin Dies." *Desert Sun*, Volume XXVII, Number 77, 16 May 1955.

Firms:	Myron Hunt & H.C. Chambers (1941-1946); Clark & Frey (1946-1952); Clark, Frey & Chambers (1952-1957) <sup>9</sup> ; Frey & Chambers (1957-1966)
	<p>Robson Cole Chambers, AIA, was born in Los Angeles and raised in Banning. He earned his B.Arch from the University of Southern California School of Architecture, and was awarded the AIA Medal when he graduated in 1941. During WWII, Chambers served in the U.S. Marine Corps and helped design Camp Pendleton in Oceanside. From 1941 to 1946 Chambers worked as a draftsman for Hunt &amp; Chambers in Pasadena. In 1946 he began working for Clark &amp; Frey in Palm Springs. Frey and Chambers collaborated on a residence for Chambers and his wife in 1947, and on its expansion in 1952. In 1952 Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. Around that time, the firm took on its largest project, the Palm Springs City Hall (1952-1957) in collaboration with Williams, Williams &amp; Williams.</p> <p>At the end of 1956 Clark left the firm to focus on non-residential work. Frey &amp; Chambers completed projects such as a second residence for Raymond Cree in Cathedral City, and Frey House II. Other noteworthy projects from this period include the Carey Residence, the North Shore Yacht Club (1958), St. Michael's-by-the-Sea Church Building in Carlsbad (1959), the Palm Springs Aerial Tramway Valley Station (1963) and the Tramway Gas Station (1965). Chambers left Palm Springs in 1966 to work as campus architect for UC Santa Barbara, where he stayed until 1980. He then retired to Borrego Springs, where he kept a small private practice until 1995, designing many local residences and the St. Barnabas Episcopal Church (1986). He returned to Santa Barbara in 1998, where he passed away in 1999.</p>
<b>Choate, Christian C. (1908-1981)</b>	
Born:	Jackson, MO
Education:	University of Southern California, B.Arch (c. 1930)
Firms:	Cliff May Homes (1953-1958), Christian Choate, Architect
	<p>Christian C. Choate studied architecture at USC, where his fourth-year project was singled out as a prize-winner. With Cliff May, Choate founded a mass-production line in 1953 called Cliff May Homes, which marketed low-cost May designs to builders around the country. As a licensed architect Choate approved and signed May's designs. Choate worked with May between 1953 and 1958. Throughout his career, Choate focused on residential work, and later designed Los Angeles homes for a celebrity clientele. Choate's solo work, which focused on the Modern Ranch Style, was featured in <i>Los Angeles Home Magazine</i>, <i>Arts &amp; Architecture</i>, and <i>Western Building</i>. A Choate design was selected by <i>House and Home Magazine</i> as one of their "20 Quality Houses for 1950." Notable works include the Rossmoor development in Long Beach (1958, collaboration with R.C. Jones), the Buhler Residence in Beverly Hills (1963), and the Malibu Antibes Apartments (1964).</p>
<b>Clark, John Porter (1905-1991), AIA</b>	
Born:	Fort Dodge, IA
Education:	Cornell University (1925-1928)

<sup>9</sup> The partnership of Clark, Frey and Chambers was dissolved at the end of 1956 (Rosa, 114).

Firms:	Marston, Van Pelt & Maybury (1923-1925, 1928-1932); Van Pelt & Lind (1932-1936); collaboration with Albert Frey (1935-1937); John Porter Clark, Architect (1937-1938); Clark & Frey (1939-1952); Clark, Frey, & Chambers (1952-1957); <sup>10</sup> John Porter Clark, Architect (1958-1991)
	John Porter Clark, AIA, worked for the firm of Marston, Van Pelt and Maybury before enrolling in the architecture program at Cornell University, from which he graduated with a Bachelor of Architecture in 1928. He moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he moved to Palm Springs and opened an office; since he wasn't yet licensed, Van Pelt & Lind allowed him to use their name for his commissions. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Some of the firm's most prominent works in Palm Springs include Welwood Murray Memorial Library (1940), the Hamrick House (1941), the Villa Hermosa Apartments (1945; altered), St. Paul's in the Desert (1946), Desert Hospital (1950-51; altered), and Palm Springs City Hall (1952-57, with Williams, Williams and Williams). Clark left the firm in 1957 to establish his solo practice and focus on large commercial, public, and institutional projects.
<b>Cody, Harold Bryant</b> (1887-1924)	
Born:	Bradford, PA
Education:	University of Pennsylvania (1910)
Firms:	
	Harold Bryant Cody was the son of Charles Paxton Cody, a British architect who immigrated first to Canada and then to Pennsylvania. After his graduation from the University of Pennsylvania in 1910 Harold Bryant Cody moved to Los Angeles and apprenticed at Parkinson & Bergstrom. He then worked for Myron Hunt before starting a partnership with Lester H. Hibbard. Due to health issues, Cody left the firm and moved to Palm Springs in 1920. Though he only completed a few projects in the area, Cody is recognized as the first professionally-trained architect to practice in Palm Springs.
<b>Cody, William F.</b> (1916-1978), FAIA	
Born:	Dayton, OH
Education:	University of Southern California, B.Arch (1942)

<sup>10</sup> The partnership of Clark, Frey & Chambers was dissolved at the end of 1956 (Rosa, 114).

Firms:	Heth Wharton (1935); Asa Hudson (1935); William Knowles (1942); Blanchard, Maher and Ward (1945); Marsh, Smith and Powell (1946); William F. Cody & Associates (1946 -1972)
	William F. Cody, FAIA studied at the USC School of Architecture while working for Los Angeles designer Cliff May, whose Ranch style houses were inspired by the vernacular architecture of California. From May, Cody developed a predilection for houses that were convenient, comfortable, and open to light, views, and nature. After graduating in 1942 Cody apprenticed at several firms before moving to Palm Springs in 1946. His first independent commission, for the Del Marcos Hotel in 1947, led to a number of projects at local country clubs including Thunderbird, Tamarisk, Eldorado and Seven Lakes. Because of these projects Cody is credited with the concept of the country club subdivision. His body of work also includes a wide variety of notable commercial and residential projects in Palm Springs including the Spa Bath House (with Wexler & Harrison and Philip Koenig; demolished), the adjacent Spa Hotel, the Perlberg Residence (1952), L'Horizon Hotel (1952), Shamel Residence (1961), Abernathy Residence (1962), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. <sup>11</sup>
<b>Coffey, Arthur J. (1917-1965)</b>	
Born:	Kentucky
Education:	
Firms:	
	Arthur J. Coffey was a Palm Springs contractor whose firm is often credited with the design of many of the homes he built. During the mid-1950s, Coffey was also a building inspector for the City of Palm Springs.
<b>Colcord, Gerard R. (1900-1984), AIA</b>	
Born:	St. Louis, MO
Education:	Ecole des Beaux-Arts, Fontainebleau, France
Firms:	
	Gerard Colcord, AIA, was educated in Europe and the United States before moving to Los Angeles in 1924. Throughout his career, which lasted until his death in 1984, he designed over 300 estates across Southern California. He was known as Hollywood's society architect, designing traditional homes and shying away from Modernism. He is most recognized for his Period Revival designs during a time when Modernism was gaining recognition. His "Country Colonial Farmhouse" became known as his signature style. <sup>12</sup> In Palms Springs, he adapted the Monterey Colonial style for desert living with the H.A. Sparey Residence. <sup>13</sup>
<b>Connor, Rose (1892-1970), AIA</b>	
Born:	Des Moines, IA

<sup>11</sup> "William F. Cody (1916-1978)," PS Mod Com, <http://psmodcom.org/index.php/william-f-cody>, accessed June 24, 2015.

<sup>12</sup> Bret Parsons, "Colcord Home," <http://www.gerardcolcord.com/index.html> (accessed August 24, 2015).

<sup>13</sup> Steven Vaught, "Divine Desolation – A Little Historic Palm Springs Architecture," *Paradise Leased*, July 4, 2011, <https://paradiseleased.wordpress.com/2011/07/04/divine-desolation-a-little-historic-palm-springs-architecture/> (accessed August 24, 2015).



Education:	Académie Colarossi in Paris, France; Municipal School of Art in Birmingham, England; New York School of Fine Arts
Firms:	Soule & Murphy (1923-1926); Allen & Collens (1926); Reginald D. Johnson (1928-1929); Rose Connor, Architect (1936-1942; 1946-1970)
	<p>Architect Rose Connor, AIA is one of the earliest and most successful woman architects of the 20<sup>th</sup> century. In 1948 the AIA identified her as one of only ten women architects in California with their own practices.<sup>14</sup> Iowa-born Connor was educated at the Académie Colarossi in Paris, France, the Municipal School of Art in Birmingham, England, and the New York School of Fine Arts, where she likely began her architectural education.<sup>15</sup> Prior to establishing her own firm in Pasadena in 1937, she worked for Soule &amp; Murphy and Reginald D. Johnson. Her work consisted primarily of small residential commissions for professional women and a series of tract home developments in the post-World War II period for Yardley and for Sturtevant in Lakewood, Downey, and Anaheim.</p> <p>The Reverend Charles Fuller was Connor's most important patron. In addition to a Smoke Tree Ranch house, Fuller commissioned Connor to design two rental residences in South Pasadena (1940), three houses in South Pasadena (1941-47), the Fuller Residence (1950) in Newport Beach, and the Fuller Residence (1952) in San Marino. Connor also worked as an associate architect for the Fuller Theological Seminary (1952-53) in Pasadena with the firm of Orr, Strange and Inslee.</p> <p>Connor was admitted to the AIA in 1944, and her residential work was published in <i>Architectural Record</i> in 1948.</p>
<b>Crabtree, O.R. (b. 1920)</b>	
Born:	
Education:	
Firms:	
	<p>O.R. Crabtree was an award-winning landscape designer. Following his service in the Navy during World War II, he worked for a number of Parks and Recreation Departments in the Sacramento Valley. He oversaw the construction of four parks and playgrounds in the Sacramento area. Crabtree came to Palms Springs from Pasco, WA when he was appointed the city's Parks and Recreation director in 1957. In 1967, Crabtree was given the Trophy Award by the California Landscape Association for his work on the grounds of the W.A. Bushman Residence in Palm Springs. He was also involved in the 1974 expansion of the Palm Springs Riviera and the Deep Well Ranch condominiums.</p>
<b>Crist, A. Belden (1923-1986)</b>	
Born:	
Education:	
Firms:	

<sup>14</sup> Mary Ann Callan, "Women Succeed As Architects," *Los Angeles Times*, November 24, 1948, B1.

<sup>15</sup> Sarah Allaback, *The First American Women Architects* (Chicago, IL: University of Illinois Press, 2008), 68.

	A. Belden Crist was the son of a Los Angeles area homebuilder/contractor. Although Crist was never licensed as an architect, he had an active Palm Springs-based design firm through the 1970s.
<b>Davis, Eldon C. (1917-2011), AIA</b>	
Born:	Anacortes, WA
Education:	University of Southern California, B.Arch (1942)
Firms:	William H. Knowles, Architect (1942-1943); Spaulding & Rex (1945-1947); Armét & Davis, Inc. (1947-1972); Armét, Davis & Newlove, AIA, Inc. (1972-1991)
	Eldon C. Davis, AIA graduated from the University of Southern California with a degree in architecture. Davis worked with Army engineers, Phelps-Dodge Mines in Arizona, and the Navy Design Office on Terminal Island. Davis met Louis Logue Armét when they worked together at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957).
<b>Denney, Carl W. (1907-2002), AIA</b>	
Born:	Philadelphia, PA
Education:	University of Southern California, B.Arch (1930)
Firms:	Carl Maston (1946); Graham Latta (1947-1950); Graham Latta & Carl Denney, Architects (1950-1955)
	Carl W. Denney, AIA was a Glendale-based architect who received his B. Arch from USC in 1930. In his early professional career he was a set designer at Universal Pictures (1930-1945). Between 1950 and 1955 he was a partner at Graham Latta & Carl Denney, Architects, after which he served as chief architect at WED (Disney) Enterprises. In addition to a house at Smoke Tree Ranch, he also designed Disney's Los Angeles home (1967). His work includes the UC Riverside Library (1950) and the Adult Recreation Center (1949) in Glendale, California, which won a local AIA award in 1950.
<b>Dodd, William J. (1862-1930), AIA</b>	
Born:	Quebec, Canada
Education:	
Firms:	William LeBaron Jenney (1880-1882); Solon S. Berman (1882-1883); McKim, Mead & White (1884-1886); Wehle and Dodd, Architects (1887-1889); Maury and Dodd, Architects, (1889-1896); Dodd and Cobb, Architects, (1896-1904); McDonald and Dodd, Architects, (1905-1913); Haenke and Dodd, Architects (1913-1915); Dodd and Richards (1916-1930)
	William James Dodd, AIA was an American architect who worked mainly in Louisville, Kentucky from 1886 to 1912 and in Los Angeles, California from 1913 until his death in 1930. Dodd was inspired by the First Chicago School of architecture, though he was also influenced by the classical aesthetic of the Beaux-Arts style. Dodd's design work included functional and decorative architectural glass and ceramics, furniture, home appliances, and literary illustration.

	Notable architectural works include the Pacific Center in downtown Los Angeles and the San Gabriel Mission Auditorium south of Pasadena. Dodd also collaborated with J. Martyn Haenke and lead architect Julia Morgan on Hearst's Los Angeles <i>Herald-Examiner</i> Building.
<b>Doty, Charles W. (1927-2011)</b>	
Born:	Minnesota
Education:	
Firms:	
	Rancho Mirage-based designer Charles W. Doty worked in the office of Walter White in the early 1950s. Doty, never licensed as an architect, occasionally collaborated with licensed architects. He is best known for his design of the Mr. and Mrs. Richard Winans Residence (c. 1956), which was published several times in the <i>Los Angeles Times</i> . Doty's projects express a clear preference for a Mid-Century Modern design aesthetic. His work includes residential and commercial buildings concentrated in the Palm Springs area. These include the Tripalong Apartments (1958) in Palm Desert, Indian Wells Country Club Homes (1959) in Indian Wells, and Vista Del Valle Clubhouse (1967) at Desert Hot Springs. Along with architect C.E. Betraun, Doty also designed the Ocean Shores Golf and Country Club (1966) in Ocean Shores, Washington.
<b>Douglas, Tom (1896-1978)</b>	
Born:	
Education:	
Firms:	
	Tom Douglas was an actor and interior designer who often worked with builders of celebrity homes. In the 1930s Douglas designed four cottages for Edmund Goulding in the Mesa neighborhood of Palm Springs. In 1940 he designed and built his own residence, also in Palm Springs. In the late 1960s and early 1970s he was the designer/decorator for the Tropicana Hotel in Las Vegas, where he designed the Superstar Theater (1973). <sup>16</sup>
<b>DuBois, Charles E. (1903-1996), AIA</b>	
Born:	Rochester, NY
Education:	University of California, Los Angeles (1921-1922); Massachusetts Institute of Technology (1922-1930, intermittently)
Firms:	Walker & Eisen (1923-1931); Gogerty & Weyl (1926-1929); Horatio W. Bishop (1929); Charles E. DuBois (1938-1982)
	Charles E. DuBois, AIA was born in Rochester, New York, and educated at UCLA and MIT. He worked in the offices of Walker & Eisen and Gogerty & Weyl. During World War II DuBois worked as a Senior Screen Set Designer at Metro-Goldwyn-Mayer studios. <sup>17</sup> After the war he specialized in Ranch-style tract housing for developers. Notable works include Hollywood Riviera Estates (1955) in Palos Verdes, Riviera Beach Estates (1955) in Torrance, and Santa Anita Estates (1955) east of

<sup>16</sup> Norma Lee Browning, "A-M's best is even better than that," *Chicago Tribune*, December 17, 1973.

<sup>17</sup> AIA Application for Membership, Charles E. DuBois, August 27, 1946, 4.

	Pasadena. He frequently collaborated with developer J. George Wright and Don-Ja-Ran Construction Company, including such projects as Fairwood Estates (1964) in Granada Hills and the Kingswood Series of Woodland West (1961) in Woodland Hills. Between 1958 and 1962, DuBois designed fifteen houses for George Alexander in Vista Las Palmas, which are a modern interpretation of a Swiss Chalet and have been nicknamed "Swiss Miss" houses. <sup>18</sup> DuBois also worked with developer Robert Fey on the Canyon Estates tract. <sup>19</sup>
<b>Eckbo, Garrett (1910-2000), FASLA</b>	
Born:	Cooperstown, NY
Education:	University of California, Berkeley, B.S. Landscape Architecture (1935) Harvard Graduate School of Design, M. Landscape Architecture (1939).
Firms:	Eckbo, Royston & Williams (1945-1958); Eckbo, Dean & Williams (1958-1967); Eckbo, Dean, Austin & Williams (1967-1992)
	Landscape architect Garrett Eckbo, FASLA, was one of the central figures in modern landscape design. Through several highly successful collaborations, Eckbo became a leading practitioner of the "California style" of landscape architecture. His first firm, Eckbo, Royston & Williams, established an office in Pasadena in 1946. They designed landscapes for several Case Study program architects. In 1958, the firm became Eckbo, Dean & Williams, and, in 1967, Eckbo, Dean, Austin & Williams (EDAW). Eckbo also spent several years as chair of the Department of Landscape Architecture at UC Berkeley. Throughout the 1950s and 1960s Eckbo designed landscapes for a number of prominent architects such as Palmer & Krisel, Wexler & Harrison, E. Stewart Williams, and William F. Cody.
<b>Eisen, Percy A. (1885-1946), AIA</b>	
Born:	San Francisco, CA
Education:	
Firms:	Eisen & Son (1905-1919); Walker & Eisen (1919-1941); Hart and Eisen (1941-1946)
	Percy A. Eisen, AIA was born in San Francisco. He and his father, architect Theodore Eisen, moved to Los Angeles in 1890. He trained as an architect in his father's office, and entered into a partnership with his father until the latter's retirement. In 1919 Eisen formed a partnership with Albert R. Walker, which lasted until 1941. A prolific firm, Walker & Eisen designed such notable buildings as the Fine Arts Building (1927) and the Oviatt Building (1925). During World War II, Eisen ended his partnership with Walker and entered into a new partnership with Eugene V. Hart. He died of a heart attack at his office in Los Angeles in 1946.
<b>Ellwood, Craig (1922-1992)</b>	
Born:	Clarendon, TX
Education:	UCLA extension, Structural Engineering (1949-1954)
Firms:	Craig Ellwood & Associates

<sup>18</sup> "Swiss Misses," *Eichler Network*, <http://www.eichlernetwork.com/article/swiss-misses?page=0,0> (accessed August 24, 2015).

<sup>19</sup> "Living in Canyon Estates Homeowners Association," *Canyon Estates Homeowners Association*, <https://community.associawebsites.com/sites/CanyonEstatesHomeownersAssn/Pages/LivingIn.aspx> (accessed August 24, 2015).

	Born Jon Nelson Burke in Clarendon, Texas, Craig Ellwood served in the Army during WWII. Although he never earned a formal degree he developed a strong interest in the application of industrial materials and techniques to architecture. He worked as a contractor and construction estimator in Los Angeles before establishing Craig Ellwood Associates in 1949. In 1951 he was invited by John Entenza, editor of <i>Arts &amp; Architecture</i> magazine, to participate in the Case Study House program. Ellwood designed three houses for the program, #16 (considered to be among the most important of postwar California homes), #17 and #18, between 1952 and 1958. As a result of the program Ellwood won commissions for the design of a number of noteworthy Modern houses throughout Los Angeles, as well as commercial buildings and the iconic Bridge Building at Art Center College of Design in Pasadena. <sup>20</sup> Ellwood died in 1992 at age 70 in his home in Italy. <sup>21</sup>
<b>Emmons, Frederick E., Jr. (1907-1999)</b>	
Born:	Olean, NY
Education:	Cornell University, B.Arch (1929)
Firms:	Frederick E. Emmons (1946-1950); Jones & Emmons (1951-1969)
	Frederick E. Emmons, Jr. was born in Olean, New York. After graduating from Cornell University with a degree in architecture in 1929, he joined the New York firm of McKim, Mead & White. He moved to Los Angeles in 1932, where he became friends with A. Quincy Jones through their mutual employment at Allied Engineers in San Pedro. During World War II, Emmons spent four years in the Navy. In 1951, Emmons and Jones founded Jones & Emmons; the partnership continued until Emmons' retirement in 1969. Jones & Emmons favored structural innovations, including lightweight post-and-beam construction with pre-assembled parts. Their work included large-scale commissions, including religious buildings, educational facilities, and civic spaces. The firm designed numerous buildings on the University of California campuses at San Diego, Santa Barbara, Irvine, and Riverside. In addition, the firm designed office, restaurant, and factory buildings throughout California. Emmons died at age 91 in Beverly Hills.
<b>Engen, Donal DeVere (1922-2004), AIA</b>	
Born:	Clark, SD
Education:	University of Southern California, B.Arch (1951)
Firms:	Ameche & Engen (1951-1956); Johnson, Engen & D'Agostino (1956-1960); Donald D. Engen (1960-1965); Kendall Construction Co. Inc. (1965)
	San Fernando-based Donal DeVere Engen, AIA earned his B.Arch from USC in 1951, after which he worked a draftsman for Earl Heitschmidt. In the early 1950s Engen formed a partnership with Bert H. Ameche (actor Don Ameche's brother), designing houses for tract developments such as Rigoletto Village (1956) in Woodland Hills. Engen was a partner in the firm of Johnson, Engen & D'Agostino from 1956 to 1960, following which he maintained a solo practice until 1965. Notable works include Kevington Homes (1967) in Thousand Oaks, Monte Viende (1969) in Camarillo, and the Buena Park Community Hospital (1959).

<sup>20</sup> Los Angeles Conservancy, "Craig Ellwood (1922-1992)", *Los Angeles Conservancy*, <https://www.laconservancy.org/architects/craig-ellwood> (accessed June 16, 2016).

<sup>21</sup> Serraino, *Modernism Rediscovered*.



<b>Fickett, Edward H. (1916-1999), FAIA</b>	
Born:	Los Angeles, CA
Education:	USC School of Architecture, B.Arch. (1937); Massachusetts Institute of Technology, MA, City Planning
Firms:	Sumner Spaulding, FAIA (1935-1938); Kirby Ferguson Structural Engineer (1940-1941); Stephen A. Stepanian, AIA (1941-1942); Heusel and Fickett (1945-1949); Edward H. Fickett, Architect (1949-1999)
	Edward H. Fickett, FAIA, was an innovative Los Angeles architect who established a highly successful practice, primarily designing moderate-income houses for large-scale builder clients in postwar Southern California. He designed some 60,000 buildings over the course of his career and participated in developing housing guidelines for the Federal Housing Administration, Veterans Administration, and the Department of Housing and Urban Development. From the late 1940s through the 1960s Fickett's house designs evolved from Traditional Ranch to Modern Ranch, using simple forms that were clearly modern and designed for efficient and economical construction. A typical Fickett design features traditional ranch-style exterior detailing, an open interior plan, and a "wall of glass" that looks out onto a rear patio. In 1949 Fickett designed the 1,000-residence Sherman Park tract in the San Fernando Valley, considered the first large-scale tract of contemporary design in the Los Angeles area. He also designed many elaborate residences in Bel Air, Brentwood, and Malibu, as well as bank buildings, libraries, schools, commercial and industrial developments, and government buildings.
<b>Fiege, Herbert F. (1909-2002), AIA</b>	
Born:	Manchester, NH
Education:	University of Southern California, B. Arch. (1932)
Firms:	Ayers & Fiege (1949-c. 1970)
	Herbert F. Fiege, AIA was born in Manchester, New Hampshire, in 1909. Upon graduation from USC in 1932, Fiege worked as a draftsman in the office of Walter H. Parker and as a project manager for L.G. Scherer. During World War II Fiege was a project manager for army air base construction. After the war, he formed a partnership with Donald P. Ayers. Ayers & Fiege was selected to design the second exhibition home at the 1953 Los Angeles Home Show — a post-and-beam ranch-style model dubbed "The Coronation." The firm's work included residential designs, schools for the Los Angeles Unified School District, and buildings for the Roman Catholic Archdiocese of Los Angeles. Fiege's designs for space-saving residential details were featured in the <i>Los Angeles Times</i> during the mid-1950s.
<b>Fisher, Howard T. (1903-1979), FAIA</b>	
Born:	Chicago, IL
Education:	Harvard University, B.S. (1926); Harvard University School of Architecture (1928)
Firms:	Walter H. Kilham, Architect (1926-1927); Kendall and Kendall, Architects (1926-1927); Benjamin H. Marshall, Architect (1928-1931); Howard T. Fisher & Associates (1931-1943); General Houses, Inc. (1932-1947)
	Howard Taylor Fisher, FAIA, was born in Chicago, Illinois. He graduated from Harvard College with a B.S. degree in 1926. He attended the School of Architecture at

	<p>Harvard University from 1926 to 1928, and opened a solo architectural practice in Chicago in 1931. In 1932, he founded General Houses, Inc. in Chicago to design, sell, and build low-cost, prefabricated housing based on a coordinated system of prefabricated steel-framed modular panels: solid, small window, large window, glass, entrance door, kitchen door, double doors, and a fireplace. All panels were four feet wide and all were nine feet high, except for the fireplace panel, which was taller. A garage door panel was the same height as the other panels, but twice the width. As modules, the panels could be assembled in a wide variety of configurations to suit individual clients and specific sites. In 1965 Fisher founded the Laboratory for Computer Graphics and Spatial Analysis at the Graduate School of Design, Harvard University, serving as its director until 1968. From 1966 to 1970 he was a professor of city planning, and a research professor in cartography from 1970 until his retirement in 1975. He became a Member of the American Institute of Architects (AIA) in 1949. He was made a member of the College of Fellows of the AIA in 1974.</p>
<b>Frey, Albert (1903-1998), FAIA</b>	
Born:	Zurich, Switzerland
Education:	Technikum Winterthur (Institute of Technology, Winterthur) (1924)
Firms:	Eggericx and Verwilghen (1924-1928; 1929); Le Corbusier (1928-1929); Kocher & Frey (1930-1935; 1938); collaboration with John Porter Clark (1935-1937); Clark & Frey (1939-1952); Clark, Frey & Chambers (1952-1957); <sup>22</sup> Frey and Chambers (1957-1966); Albert Frey (1966-1980)
	<p>Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924.<sup>23</sup> After learning about the burgeoning modern movement in Brussels, Frey moved to Belgium, and was hired by an architectural firm prominent in modernism, Eggericx and Verwilghen. There he worked on several large housing complexes designed in the modern idiom. Frey was strongly influenced by Le Corbusier's book <i>Towards a New Architecture</i> and became determined to work at the master's atelier in France. In late 1928, Frey relocated to Paris, presented his portfolio, and was hired as an architect in Le Corbusier's office.</p> <p>During the ten months of Frey's association with Le Corbusier he worked on some of the master's most influential commissions including Villa Savoye in Poissy, France and the Centrosoyus Administration Building in Moscow. Frey was responsible for many of the construction drawings for the Villa Savoye, including an unusual sliding glass door that hung from a track on the ceiling. The design was influenced by barn door track hardware that Frey discovered in the American Sweets Catalog, a catalog of off-the-shelf building products that Frey found inspirational as his ideas about modern technology and construction methods evolved.</p> <p>Having applied for a visa to work in America, where Frey believed the most innovative modern architecture was being built, he received word of its approval in the winter of 1929. Prior to Frey's emigration, he returned to the firm of Eggericx and</p>

<sup>22</sup> The partnership of Clark, Frey & Chambers was dissolved at the end of 1956 (Rosa, 114).

<sup>23</sup> Adapted from Peter Moruzzi, *The Architecture of Albert Frey*, National Register of Historic Places Multiple Property Documentation Form, March 26, 2015.

	<p>Verwilghen for ten months as their chief designer, earning sufficient funds to establish himself in America.</p> <p>Upon arrival in the United States, Frey worked first in New York, but after visiting Palm Springs in 1934, the Swiss-born architect determined to settle there. Though trained in European Modern ideas, he quickly adapted them to the desert conditions which appealed to him, arriving at a varied and original expression of Modernism.</p> <p>After establishing himself permanently in Palm Springs in the late 1930s, Frey utilized these modernist concepts as a starting point, enthusiastically experimenting with new materials and construction methods in addressing the conditions he found there. He used corrugated aluminum as exterior sheathing for walls and roofs because of its ability to reflect the sun and rapidly shed heat. Deep overhangs—and hoods for his emblematic porthole windows—were precisely calibrated to address the angle of the desert sun. Frey’s extensive use of plate glass for windows and sliding doors embraced the concept of indoor-outdoor living and captured dramatic views of the mountains and desert sands. He perfected a sandblasted terracotta-colored concrete block as a method of construction and for its distinctive aesthetic qualities. Frey had the blocks custom-made for the local environment—unpainted, fully exposed, and color tinted to complement the desert soil.</p> <p>While exploring the potential of new materials such as corrugated steel, trusses made of thin pipe, and concrete block, Frey used them to adapt his designs to the desert climate, landscape, vegetation, and colors. He also adapted flexibly to the Palm Springs culture. As an architect in a small town, he was given a wide range of buildings to design. His own house, Frey I (1941; demolished) was experimental. A small house for a bachelor, it used minimal walls and a flat roof to create living space that opened to a patio and (eventually) a pool. The vacation home Frey designed with industrial designer Raymond Loewy celebrated the modern desert lifestyle by bringing the swimming pool into the living room (HSPB-33). In contrast, the Markham house (1941) and the Lyons house (1948), two of several Frey built over the decades in Smoke Tree Ranch had to conform to the design guidelines calling for ranch style. The simple, low scale roof forms helped blend the houses into the natural landscape, as intended by the Smoke Tree Ranch planning guidelines.</p> <p>There was a clear evolution in Frey’s architecture from his early designs to those that appeared after World War II. For example, his 1934 Kocher-Samson Building (HSPB-79) lacked sufficient overhangs to deflect the harsh desert sun, and employed stucco as an exterior finish. After World War II, Frey’s designs fully addressed these shortcomings through the use of extended eaves, metal cladding, hooded porthole windows, asbestos cement-board, and fiberglass. Frey’s imaginative and original use of these construction methods and materials made his mature style distinct and immediately recognizable. The work of his partner, John Porter Clark, shared some of these characteristics such as the use of corrugated metal for exterior cladding in the projects for which he was the primary architect. Other local architects’ buildings did not appear similar to Frey’s, particularly in the choice of materials and their use.</p>
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	<p>In the 1950s Albert Frey's approach to Modernism with partner John Porter Clark led to an exploration of new, light weight building technologies, including light weight composite wall panels. His houses were often raised off the ground in order to minimally disturb the desert ground. This is seen in the Carey house (1956; HSPB-33) and the Cree house II (1955-56). His exploration of materials and structures is seen in a major expansion of Frey's own house (1953, HSPB-33), where he added a turret-shaped second story with circular windows shaded by circular metal sun shades; Frey would consistently chart the sun's path in order to orient his houses, and to design their windows and overhangs and sunshades.</p> <p>Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects: houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings: Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.</p> <p>Albert Frey's work helped place Palm Springs on the map as a new frontier for the modern movement. As early as 1935, Frey's Kocher-Samson Building was featured in the Museum of Modern Art's exhibition "Modern Architecture in California," along with the work of Richard Neutra, R.M. Schindler, William Wurster, and A.C. Zimmerman. Frey's Cathedral City School was reviewed in <i>Progressive Architecture</i>, July 1953. Frey House I appeared in <i>California Arts and Architecture</i>, July 1945; <i>Architectural Forum</i>, May 1947; <i>House and Garden</i>, January 1948; <i>Progressive Architecture</i>, July 1948; and <i>Architectural Forum</i>, August 1950. Frey House II has been critically discussed since its completion in 1964 as documented in the many references included in this nomination. Since the mid-1990s, Frey's oeuvre has served as a catalyst in the extraordinary revival of interest in Palm Springs' modern architecture.</p>
<b>Fuller, Leland F. (1899-1962), AIA</b>	
Born:	Riverside, CA
Education:	
Firms:	
	<p>Santa Monica-based architect Leland F. Fuller, AIA, designed and built residences for wealthy clients and the Hollywood elite during the 1920s and 1930s, and worked as an art director in the motion picture industry. Fuller was a member of the AIA between 1933 and 1938. He worked in the period revival styles popular before World War II. Fuller's work was published nationally and internationally in such magazines as <i>House Beautiful</i>, <i>Architect &amp; Engineer</i>, and <i>Abitare</i>. One of his largest and best-known commissions was the Tudor Revival-style residence in Beverly Hills for Charles and Al Christie (known as "Waverly"). His own home in Santa Monica was singled out in the 1932 Better Homes in America Small House Competition and published in <i>Architect &amp; Engineer</i>. He was also nominated for six Academy Awards for his work as an art director.</p>

<b>Georgescu, Haralamb H. "Harlan" (1908-1977), AIA</b>	
Born:	Pitești, Argeș, Romania
Education:	Polytechnic Institute of Bucharest School of Architecture (1933)
Firms:	
	Haralamb H. Georgescu, AIA, graduated from the Polytechnic Institute in Bucharest in 1933 and became well known as a Modernist architect in his native Romania. In 1947 he immigrated to the United States and taught at the University of Nebraska, School of Architecture. He moved to Los Angeles in 1951. After working with three different design and architectural firms, Georgescu (who had changed his name to Harlan Georgesco) formed a partnership with James Larson in 1957. Georgescu established his own firm in 1959.
<b>Giddings, Edward P. (1929-1993), AIA</b>	
Born:	Seattle, WA
Education:	University of Washington, B.A. (1955)
Firms:	Anshen & Allen (1957-1958); Hertka & Knowles (1959-1960); Edward P. Giddings, Architect (1961-1993)
	Edward Giddings, AIA, a Newport Beach-based architect, is noted for his expressive forms and use of stone and rustic materials. Trained in architecture at the University of Washington, Giddings worked as a senior draftsman at Anshen & Allen from 1957 to 1958 and job captain at Hertka & Knowles from 1959 to 1960. He also designed and developed Club Cascadas de Baja and Ocho Cascadas in Mexico and designed several houses for wealthy clients in Southern California, including the Roy E. Klotz Residence (1970) in Newport Beach, which received a certificate of merit from the Orange County Chapter of the AIA.
<b>Hamilton, David (b. 1926), ASLA</b>	
Born:	Detroit, MI
Education:	Michigan State University, B.S. Landscape Architecture (1950)
Firms:	Palm Springs Planning Department (1950-1953); Quinton Engineers, LTD (1953-1957); Riverside County Planning Commission (1957); David Hamilton, ASLA (1960)
	David Hamilton, ASLA was trained in civil engineering and landscape architecture. After serving in the Navy during World War II Hamilton graduated from Michigan State University with a B.S. in Landscape Architecture. He first moved to Palm Springs in 1950 to work as a draftsman for the City Planning Department, and joined the ASLA a year later. In 1953 Hamilton moved to Los Angeles to work as a site planner for Quinton Engineers. Four years later he moved to Palm Desert to serve as an interim planner for the Riverside County Planning Commission, but quickly left that position to return to Palm Springs as assistant planner. Hamilton entered private practice in 1960, and quickly became known for his desert-appropriate landscape design for such projects as Meiselman's Ocotillo Palms Estates, Wexler's Professional Park, Harrison's Patencio Building, and the Palm Springs Airport. <sup>24</sup>

<sup>24</sup> Information about David Hamilton, ASLA, courtesy of Steven Keylon.



<b>Harrison, Richard Arnett (1924-1995), AIA</b>	
Born:	Los Angeles, CA
Education:	University of Southern California, B.Arch (1951)
Firms:	William F. Cody (1951-1953); Wexler & Harrison, AIA, Architects (1953-1962)
	Richard Arnett Harrison, AIA was born in Los Angeles. Harrison studied aeronautical engineering in the Navy and went on to study architecture at the University of Southern California. Harrison worked for William F. Cody from July 1951 to February 1953, where he worked with his soon-to-be partner Donald Wexler. Wexler and Harrison went on to build custom homes and several tract home developments in Palm Springs. They dissolved their partnership amicably by 1961, as Harrison preferred to concentrate on residential projects and Wexler was interested in civic projects. <sup>25</sup>
<b>Heineman, Alfred (1882-1974)</b>	
Born:	Chicago, IL
Education:	
Firms:	Arthur S. Heineman, Architect and Alfred Heineman, Associates (1909-1939)
	Alfred Heineman was born in Chicago in 1882. He moved to Pasadena in 1894 with his parents and brothers. Heineman and his brother Arthur worked independently as designers, though neither had any formal architectural training. Eventually, they went into business together. After Arthur became a registered architect, the two agreed that the name of the firm would be Arthur S. Heineman, Architect and Alfred Heineman, Associates, although by all accounts Alfred was the chief designer. The firm was a major force in the Arts and Crafts Movement in California, and is best known for its Craftsman style bungalows in Pasadena. <sup>26</sup>
<b>Heineman, Arthur (1878-1972)</b>	
Born:	Chicago, IL
Education:	
Firms:	Arthur S. Heineman, Architect and Alfred Heineman, Associates (1909-1939)
	Arthur Heineman was born in Chicago in 1878. He moved to Pasadena in 1894 with his parents and brothers. Heineman began his architectural career as a speculator interested in real estate and land development. He and his brother Alfred worked independently as designers, though neither had any formal architectural training. Heineman's first buildings date from 1905. His lack of business skills influenced his decision to go into business with his brother Herbert, a successful building contractor, in approximately 1906. Eventually, Arthur went into business with his other brother, Alfred. After Arthur became a registered architect, the two agreed that the name of the firm would be Arthur S. Heineman, Architect and Alfred Heineman, Associates, although by all accounts Alfred was the chief designer. The firm was a major force in the Arts and Crafts Movement in California, and is best known for its Craftsman style bungalows in Pasadena. <sup>27</sup>

<sup>25</sup> Alan Hess, interview with Kim Harrison, February 2015.

<sup>26</sup> "Arthur Heineman, Architect [1878-1974]" Living Places, <http://www.livingplaces.com/people/arthur-heinman.html>, accessed June 24, 2015.

<sup>27</sup> "Arthur Heineman, Architect [1878-1974]" Living Places, <http://www.livingplaces.com/people/arthur-heinman.html>, accessed June 24, 2015.

<b>Hicks, Alvah (1884-1944)</b>	
Born:	Pennsylvania
Education:	
Firms:	
	Alvah Hicks was born in Pennsylvania in 1884 and moved to Palm Springs in 1912. A master carpenter by trade, Hicks built many of the Desert Inn buildings and oil magnate Tom O'Donnell's house above what is now the O'Donnell Golf Course. O'Donnell financed Hicks' purchase of the Whitewater Mutual Water Company from Prescott T. Stevens in the 1920s, and Hicks founded Palm Springs Water Company, as well as the first building supply store in the area, located at present-day Sunny Dunes Road and Palm Canyon Drive. Hicks also built the Ingleside Inn and several houses in the 1920s and 1930s. Many of Hicks' buildings were designed by William Charles Tanner, an "architectural artist." In the 1930s Hicks developed Little Tuscany Estates. He served on Palm Springs' first city council, and was involved in the City's incorporation in 1938.
<b>Holler, Phillip W. (1869-1942)</b>	
Born:	
Education:	
Firms:	Milwaukee Building Company, Meyer & Holler (1905-1930)
	Phillip W. Holler was a partner in the Milwaukee Building Company, a Los Angeles-based design and construction firm, in 1911. The firm was established in 1905 by Mendel Meyer and his partner Julius C. Schneider. The firm changed its name in 1922 to Meyer & Holler, although the two names were used interchangeably until 1927. Holler left the firm in 1930. The firm's early work was largely residential, frequently in the Mission Revival or Craftsman styles. The firm is best known, however, for its work on two theatres in Hollywood for Sid Grauman: the Egyptian (1922) and the Chinese (1927).
<b>Holton, H.E.</b>	
Born:	
Education:	
Firms:	H.E. Holton General Contractor
	H.E. Holton was a Los Angeles-based contractor. He built a number of homes and apartment buildings across the Los Angeles area. In the mid-1930s he promoted his building services as modern techniques that were rat-, vermin-, and termite-proof. In 1936 he worked with Los Angeles architect W. C. Pennell to build the Palm Springs Athletic Club in Palm Springs Desert Estates.
<b>Hunt, Myron (1868-1952), FAIA</b>	
Born:	Sunderland, MA
Education:	Northwestern University; Massachusetts Institute of Technology, B.S. Architecture (1893)
Firms:	Hunt & Chambers (1940-1952)

	Myron Hunt, FAIA, was born in 1868. He moved with his family to Chicago. After graduating from MIT in 1893, Hunt went to work for Hartwell & Richards. He then traveled to Europe to study Renaissance buildings. After returning to Chicago, Hunt opened his own practice. By 1903, he relocated to Pasadena, where he remained for the remainder of his life.
<b>Huntsman-Trout, Edward (1889-1974), FASLA</b>	
Born:	Ontario, Canada
Education:	University of California, Berkeley (1913); Harvard School of Landscape Architecture (1913-15)
Firms:	Fletcher Steele (1916); A.D. Taylor (1917-1922); Rodeo Land and Water Company, Los Angeles
	Edward Huntsman-Trout, FASLA was born in Ontario, Canada. After his graduation from UC Berkeley in 1913 he attended the Harvard School of Landscape Architecture, graduating in 1915. He worked in the offices of Fletcher Steele, Boston, (1916), A.D. Taylor of Cleveland, Ohio (1917-22), and Rodeo Land and Water Company, Los Angeles, before opening his own practice. He became a member of the American Society of Landscape Architects (ASLA) in 1920, and was named an ASLA Fellow in 1933. Trout's major Los Angeles area projects include the Los Angeles County Arboretum & Botanic Garden, Scripps College, and Bullocks Wilshire. In 1926, he collaborated with architect Gordon Kaufmann on the La Quinta Hotel.
<b>Jones, Archibald Quincy, Jr. (1913-1979), FAIA</b>	
Born:	Kansas City, MO
Education:	University of Washington, B.Arch. (1936)
Firms:	A. Quincy Jones (1945-1950); A. Quincy Jones & Frederick E. Emmons (1951-1969); A. Quincy Jones & Associates (1970-1979)
	Los Angeles architect A. Quincy Jones, FAIA is noted for his innovative tract house designs for moderate-income families. He became interested in architecture in high school, and went on to study at the University of Washington. After he graduated in 1936, Jones moved to Los Angeles to begin his professional career. He worked for a number of eminent Los Angeles architects, including Douglas Honnold and Paul R. Williams. Jones received his architecture certificate in 1942; the same year, he joined the Navy, and was stationed in the Pacific until 1945. He returned to Los Angeles amidst the post-war development boom. Jones taught architecture at the University of Southern California from 1951-1967 and would return to USC to serve as the Dean of the School of Fine Arts in 1975.  Jones and Frederick E. Emmons founded Jones & Emmons in 1951; the partnership continued until Emmons' retirement in 1969. Jones & Emmons utilized new building technologies that decreased costs and production time. The firm favored structural innovations including lightweight post-and-beam construction with pre-assembled parts. The work of Jones & Emmons included large-scale commissions, including religious buildings, educational facilities, and civic spaces. In addition, the firm designed office, restaurant, and factory buildings throughout California. The firm designed numerous buildings on the University of California campuses at San Diego, Santa Barbara, Irvine, and Riverside. In 1964, Jones collaborated with building magnate

	Joseph Eichler on the Balboa Highland development in the Granada Hills neighborhood of the San Fernando Valley. Jones and Emmons are estimated to have designed some 5,000 houses for Eichler. Recipients of numerous awards, the pair were named AIA Firm of the Year in 1969. He died in Los Angeles in 1979.
<b>Kaptur, Hugh M. (b. 1931), AIA</b>	
Born:	Detroit, MI
Education:	Lawrence Technical College (Michigan)
Firms:	Wexler & Harrison (1954-1957); Hugh Kaptur, AIBD (1957-1964); Ricciardi & Kaptur (1964-1967); Kaptur-Lapham & Associates (1967-1976); Kaptur & Cioffi (1982-1992)
	A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. In 1951, in the midst of the Korean War, Kaptur enlisted in the Marines rather than be drafted into the Army. After the war, Kaptur's father invited him to work at the General Motors styling shop in Detroit, and Kaptur and his family moved from California to Michigan, where Kaptur worked by day and attended classes at Lawrence Tech by night. However, California still held an attraction for Kaptur, and the family moved to Palm Springs in 1954. Kaptur first worked briefly for Wexler & Harrison, but was laid off during the 1957 recession. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Frey, and other local architects. Business picked up in 1958, when homebuilders began developing Palm Springs on a large scale, and Kaptur found himself designing post-and-beam houses. Later, after opening his own office, Kaptur was known for his easygoing personality. Kaptur served on the city's planning commission for a few months in early 1975.
<b>Kocher, Alfred Lawrence (1885-1969)</b>	
Born:	San Jose, CA
Education:	Stanford University, B.A. (1909); Pennsylvania State College, MA (1916); Massachusetts Institute of Technology; New York University
Firms:	Kocher & Frey (1930-1935)
	Alfred Lawrence Kocher was born in San Jose. He received his Bachelor's degree in history at Stanford University in 1909, and his Master's from Pennsylvania State College in 1916 before pursuing further studies at MIT and New York University. From 1912 to 1926 he taught at Pennsylvania State College, where he established a School of Architecture. In 1926 he was appointed Director of the McIntire School of Art and Architecture at the University of Virginia, and, the following year, was appointed Managing Editor of the <i>Architectural Record</i> . Kocher was a member of the Advisory Committee for Architecture for the Restoration of Williamsburg, beginning in 1928. In 1944, he was appointed editor of the Architectural Records of Colonial Williamsburg and was instrumental in the monumental task of reconstructing the colonial village. He retired from the position in 1954. From 1944 to 1959, Kocher also served as a lecturer in Fine Arts at the College of William and Mary, and as supervising architect for the restoration of Washington Irving's home in Tarrytown, New York. Kocher formed a partnership with Albert Frey in 1930. Together they designed the Aluminaire House, one of the few American buildings included in Henry-Russell Hitchcock and Philip Johnson's "Modern Architecture: International

	Exhibition" in 1932. The partnership lasted until 1935, during which they designed the Kocher-Samson Building, which brought Frey to Palm Springs for the first time.
<b>Koenig, Philip</b> (1927-1980), AIA	
Born:	Chicago, IL
Education:	University of Illinois, Champaign-Urbana, IL, B.S. Architecture (1948); Harvard University, M. Arch (1950)
Firms:	Sidney H. Morris and Associates (1950-1951); Loeb, Schlossman and Bennett, Architects (1951-1952); Phillip Koenig Architects and Engineers, Chicago, IL (1953-1961); National Properties, Incorporated, Beverly Hills, CA (1962)
	Philip Koenig, AIA was born in Chicago in 1927. He studied architecture at the University of Illinois, Champaign-Urbana, graduating with his B.S. in Architecture in 1948. He went on to earn his M.Arch from Harvard University in 1950, after which he returned to Chicago and began his career as a designer at Sidney R. Morris and Associates (1950-1951). He became a member of the AIA in 1951. Koenig then worked as a draftsman at the firm of Loeb, Schlossman and Bennett, Architects, before opening his own firm in 1953. In 1959 Koenig collaborated with architects William F. Cody, Donald Wexler, and Richard Harrison to design the Palm Springs Spa Hotel and Bath House.
<b>Korver, Otto J.</b> (1923-2000), AIA	
Born:	Breukelen, Holland
Education:	Delft Technological University, M.Arch. (1950)
Firms:	Korver-Miles, Otto J. Korver, AIA
	Dutch-born Otto Johannes Korver, AIA was a Los Angeles-based architect. After studying English at the Delft Technical University he earned his M.Arch. He came to the United States in 1951 and became a naturalized citizen in 1958. Korver was a Modernist, and designed several churches for the Church of Jesus Christ of Latter Day Saints including churches in Redlands (1962), Anaheim (1969), Placentia (1970), and Palms Springs (1961). He also designed the Carlsbad Union Church (1968), and was active in the AIA's Religious Building Committee. Notable residential work includes the Henry Jacobs Residence (1962) in Los Angeles. Korver's design for a clubhouse was featured in the April 1960 issue of <i>Arts &amp; Architecture</i> magazine.
<b>Krisel, William</b> (b. 1924), AIA	
Born:	Shanghai, China
Education:	University of Southern California, B.Arch (1949)
Firms:	Victor Gruen (1946-1949); Palmer and Krisel, A.I.A. Architects (1950-c. 1965); William Krisel, AIA (founded 1966)
	William Krisel, AIA, was born in Shanghai, China, where his father had moved the family for his work for the United States' State Department. In 1937, the family returned to California. Following his graduation from Beverly Hills High School in 1941, 16 year-old Krisel enrolled at USC's School of Architecture, but his education was interrupted by the United States' entry into World War II. During the war, Krisel worked in Army Intelligence, served as the Chinese-language interpreter for General Stillwell, and earned the Bronze Star for Valorous Service. Following the war, in 1946, Krisel returned to his studies, and graduated in 1949. While in school Krisel worked in



	<p>the offices of Paul Laszlo and Victor Gruen. Krisel obtained his architect's license in 1950, and went into partnership with Dan Saxon Palmer. Palmer and Krisel designed custom homes and commercial projects as well as Los Angeles-area tract homes. As early as 1952, Palmer &amp; Krisel's system of modular post and beam construction proved popular and effective. After years of success in Los Angeles, Palm Springs and Borrego Springs, the firm designed the Loma Palisades Apartments and a number of residential tracts throughout San Diego. By 1961, Krisel began his efforts in local high rise developments with the 24-story Kahn Building, within which the firm would house their San Diego office. Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954. Palmer and Krisel dissolved their partnership in the mid-1960s, and Krisel renamed the firm William Krisel, AIA.</p> <p>Krisel's experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, motels, and restaurants. He is credited with over 40,000 housing units as he pioneered the use of innovative, modern design for affordable tract housing, commercial and multi-unit residential architecture. His work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and "Tribal Elder" Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.</p>
<b>Lapham, Howard P. (1914-2008)</b>	
Born:	Oklahoma City, OK
Education:	
Firms:	
	<p>In 1954 Howard Lapham arrived in the Coachella Valley from Stamford, Connecticut. Although he was a registered designer, Lapham intended to become a builder in his new desert home. Within a year, however, he was designing residences for members of the Thunderbird Country Club and what is now known as Thunderbird Heights. A number of Lapham's buildings appeared in <i>Architectural Digest</i>, including the Hyatt von Dehn Residence (1960), the Kiewit Residence (1960), the Clarke Swanson Residence (1961), the Morrow Residence (1961), and the 1961 remodel of the Thunderbird Country Club clubhouse. He remodeled the Chi Chi nightclub in 1959, giving it a new façade. One of Lapham's largest residential projects was the Mayan-themed Cook House, known as Ichpa Mayapan, built atop Thunderbird Heights in 1970. Lapham officially retired in the 1980s, although he continued to maintain an office in Palm Springs. Lapham died at the age of 93.</p>
<b>Lapham, Lawrence A. (1935-2004)</b>	
Born:	Oklahoma City, OK
Education:	University of Oklahoma
Firms:	Kaptur-Lapham & Associates (1967-1976)
	<p>Lawrence Lapham was the son of designer-builder Howard Lapham. He served in the army from 1954 to 1957, and then attended Oklahoma City University and the University of Oklahoma. He then joined his family in Palm Springs, and began working for Hugh Kaptur. They formed a partnership in 1967. Lapham's work in</p>

	Palm Springs includes single-family residences, commercial buildings, churches, and municipal building. In 1975, Lapham was appointed to the city's planning commission, replacing Hugh Kaptur, who had recently resigned. Lapham died in 2004.
<b>Laszlo, Paul (1900-1993)</b>	
Born:	Debrecen, Hungary
Education:	Staatliche Akademie der Bilden den Künste, Stuttgart, Germany
Firms:	
	Paul Laszlo was an architect and interior designer in the United States and Europe. He was known for his spacious, ultra-modern designs for casinos, luxury stores, and celebrity residences. He was born in Hungary, and, at age 24, opened a decorating business in Vienna. Because of his Jewish heritage, Laszlo moved to Los Angeles in 1936. Laszlo served in both World Wars, fighting with the Hungarian artillery at the Italian front in World War I, and serving domestically with the United States Army in World War II. Laszlo's residential clients included Cary Grant, Elizabeth Taylor, Barbara Stanwyck, Robert Taylor, and Barbara Hutton, and he designed stores for Bullock's, Goldwater's, Robinson's, and Orbach's. His other work included banks, offices, theaters, hospitals, and most of the casinos and showrooms in Howard Hughes' Las Vegas hotels. He retired in 1991, and passed away in Santa Monica two years later.
<b>Lautner, John (1911-1994), FAIA</b>	
Born:	Marquette, MI
Education:	University of Northern Michigan, B.A. English (1933); Taliesin Fellowship in Wisconsin and Arizona (1933-1939).
Firms:	Douglas Honnold, Architect (1944-1946); John Lautner, Architect (1946-1994).
	Known mostly for his Expressionistic residential designs, John Lautner, FAIA has been called one of the 20 <sup>th</sup> century's most important American architects. Upon graduating from college, Lautner joined the first group of Taliesin Fellows, remaining an apprentice to Frank Lloyd Wright for six years. In 1937, he supervised the construction of two of Wright's projects, and two years later established his own practice in Los Angeles. His first solo project was a house for his own family, which architectural critic Henry-Russell Hitchcock called "the best house by an architect under 30 in the United States." Later Hitchcock remarked that "Lautner's work could stand comparison with that of his master." Among his best-known works are the Malin House, known as the Chemosphere (1960), and the Reiner Residence, known as Silvertop (1963), both in Los Angeles. At the time of his death in 1994, the 83-year-old Lautner was still working on several large projects. <sup>28</sup>
<b>Levitt, Harold W. (1921-2003), AIA</b>	
Born:	San Francisco, CA
Education:	Stanford University, B.A. Graphic Arts (1943); University of Southern California (1951)

<sup>28</sup> John Lautner, website ([www.johnlautner.org](http://www.johnlautner.org)). Accessed May 2007.

Firms:	Roland E. Coate (1944-1952); Burton A. Schutt (1952-1954); Harold W. Levitt & Associates, Planning-Architecture (1954-2000)
	Harold Levitt, AIA was born in San Francisco. He earned a Bachelor's degree in graphic arts at Stanford University and a degree in architecture from the University of Southern California. He started his practice in the early 1950s after working for residential designers Roland Coate and Burton Schutt. Levitt's work reflects the modern design philosophies of mid-century Los Angeles. Expansive glass surfaces, interior courtyards, and surprising entry sequences appear throughout his residential work and blur the boundary between the interior and exterior spaces. In many of his residential commissions, Levitt designed a large, solid door that appears from the street to be the entrance to the home, but leads instead to a protected courtyard. Levitt also designed notable commercial projects such as the Riviera Hotel in Las Vegas and the Academy of Motion Pictures, Arts and Sciences Building in Los Angeles. However, he is perhaps best remembered for the homes he designed for Walter Mirish, Steven Spielberg, and Lew Wasserman. He retired in 2000 and moved to Reno, Nevada. He died two years later, at age 81.
<b>Lind, George J. (1891-1963)</b>	
Born:	Rochester, MN
Education:	University of Minnesota (1910-1911); University of Michigan, B. Architectural Engineering (1917)
Firms:	Allied Architects Association (1922-1923); Pierpont & WS Davis (1923-1926); Garrett Van Pelt (1927-1935); Garrett Van Pelt & George Lind (1935-1942); George Lind, Architect (1945-1963)
	George J. Lind, AIA was born in Rochester, Minnesota, in 1891. He studied architectural engineering at the University of Michigan, graduating in 1917. In 1935, Lind entered into a partnership with Garrett Van Pelt. The firm designed many buildings throughout the Los Angeles area, and was instrumental in the development of Arcadia.
<b>Luckman, Charles (1909-1998)</b>	
Born:	Kansas City, MO
Education:	University of Illinois, Urbana-Champaign, B.S. Architecture (1931)
Firms:	Chicago master Steam Fitters, Association (1926-1927); Robert L. Pioso (1928-1929; 1930-1931); Lind & Luckman (1936-1943); Lever Brothers Company (1943-1950); Pereira & Luckman (1950-1958); Charles Luckman Associates (1958-1998)
	Charles Luckman, FAIA, studied architecture at the University of Illinois, Urbana-Champaign, graduating in 1931. During the Depression, he worked in the advertising department of the Colgate-Palmolive-Peet Company, and later advanced to sales manager of the Pepsodent Company. In 1937, he was featured on the cover of <i>Time</i> magazine. In 1946 Luckman became president of Lever Brothers and was instrumental in commissioning the company's new headquarters, Lever House (designed by Skidmore, Owings & Merrill), a major landmark in New York. An entrepreneur at heart, Luckman merged his passion for architecture with his sense of business, and acquired ambitious commissions throughout the United States. From 1950 to 1958 Luckman worked in partnership with William Pereira, specializing in

	large-scale projects such as office buildings, airports, hotels and Air Force bases, primarily in California. In 1998, Charles Luckman died at the age of 89. <sup>29</sup>
<b>Lundgren, Leonard J. (1918-2012)</b>	
Born:	Del Valle, TX
Education:	University of Texas, B.Arch (1949)
Firms:	Leonard J. Lundgren (1950-1952); Lundgren & Maurer (1953-1974); Lundgren & Associates, Architects, Inc. (1974-2012)
	<p>Leonard Lundgren, AIA was born in Del Valle, Texas, to one of Austin's original Swedish settler families. During World War II Lundgren worked with Missouri Valley Bridge &amp; Iron, where, at the age of 21, he oversaw the department that controlled materials for the shipyard which built the LST transport ships. After the war, Leonard graduated from the University of Texas with a degree in architecture. He received licenses to practice architecture in all 50 states and Mexico, as well as a National Council of Architectural Registration Boards (NCARB) certificate. Lundgren was a member of the Texas Society of Architects, American Institute of Architects, and the Texas Fine Arts Association.</p> <p>Lundgren's firm designed well over 300 hotels for Holiday Inn, Hilton, Ramada Inn, Sheraton, LaQuinta Motels, Quality Hotels, Passport Inn and Red Carpet Inn.<sup>30</sup> The bulk of Lundgren's architectural career focused on hotels, but he also designed and oversaw construction of custom residential projects, churches, Temple Beth Israel, and fraternity/sorority houses and schools throughout central Texas. Lundgren &amp; Maurer, and later Lundgren &amp; Associates, had offices in Austin, Los Angeles, and Mexico City.</p>
<b>Major, LeRoy Cluff (1915-2000)</b>	
Born:	Arizona
Education:	
Firms:	L.C. Major & Associates
	<p>L.C. Major was once called America's "tractioneer" by <i>Time</i> magazine for his creation of more than a million tract homes across the United States. Major had little formal architecture training: after a single year of drafting classes in high school he began his career in 1933 as a real estate appraiser, and worked successively for the Federal Housing Administration, the Veterans Administration and a bank. He gravitated to drafting and designing during the housing boom following World War II, and established his own firm in 1945, based over the years in Downey, Santa Ana and Orange. Beginning with the two-bedroom, one-bath bungalows prevalent in the late 1940s, Major offered builders and developers master planning, market research, cost analysis, home design, architectural renderings, color coordination, model home furnishing, landscaping, merchandising, promotion and financial counsel.</p> <p>Over the decades Major adapted to changing tastes and prospering home buyers, designing luxury custom homes, condominium complexes, and retirement housing. He also branched out into institutional buildings like convalescent homes, and</p>

<sup>29</sup> Serrano, *Modernism Rediscovered*.

<sup>30</sup> "In Memory of Leonard J. Lundgren," *Leonard J. Lundgren Architect*,

[http://leonardlundgrenarchitect.com/Leonard\\_J\\_Lundgren\\_memorium.html](http://leonardlundgrenarchitect.com/Leonard_J_Lundgren_memorium.html) (accessed September 1, 2015).

	competed for contracts to build low-cost, energy-efficient housing. He served nationwide home builders and also sold plans through trade magazines to individual builders. His work earned numerous awards over the years, including several Gold Nugget awards from the Pacific Coast Builders Conference. <sup>31</sup>
<b>Marr, Clinton, Jr. (b. 1925), FAIA</b>	
Born:	Ontario, CA
Education:	University of Southern California, B.Arch (1953)
Firms:	Clinton Marr & Associates (1956)
	Born in 1925 in Ontario, California, Clinton Marr, FAIA grew up in Riverside. He joined the Navy Air Corps during World War II, after which he attended University of Southern California School of Architecture on the G.I. Bill, graduating in 1953. He was influenced most by the post-and-beam structural framing method, which he later used in the design of his own home (1960). While in school he worked part-time for Albert C. Martin and Associates in Los Angeles, and, after graduation, he worked for Clara Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in Riverside in 1956. Marr designed an impressive number of commercial, industrial, institutional, educational, and residential buildings in Riverside. He was president of the Inland Chapter of the AIA in 1964, and was elected into the college of fellows of the AIA in 1974. <sup>32</sup> Marr's work for Security National Bank and the Pacific Telephone Co. extended out to Palm Springs and other cities. He often worked in partnership with Palm Spring architects such as E. Stewart Williams and Donald Wexler.
<b>Martin, Albert C. (1879-1960), AIA</b>	
Born:	LaSalle, IL
Education:	University of Illinois, B.S. Architecture & Engineering (1902)
Firms:	Leonard Construction Company (1904); A.F. Rosenheim, Architects (1905-1907); Albert C. Martin (1909-1945); A.C. Martin & Associates (1945-1960)
	Albert C. Martin, AIA completed his formal education in architecture and engineering at the University of Illinois in 1902. In January of 1904 Martin moved to Los Angeles to work as a superintendent of construction for Carl Leonardt & Company, a major building contractor on the West Coast. A year later he joined the staff of Alfred Rosenheim, FAIA as an engineer. During Martin's association with Rosenheim the firm designed the Second Church of Christ Scientist (1905-1910). In 1908 Martin established his own office. Although he was later recognized for his commercial buildings, during the early part of his career he worked almost exclusively for the Catholic Church. During the 1920s he designed churches, convents, parish halls, and parochial schools as far north as Fresno and as far east as Arizona. The high point in his career was Los Angeles City Hall (1928), which Martin designed alongside prominent architects John C. Austin and John Parkinson. The firm had a close relationship with the May Company, and designed a number of buildings for the

<sup>31</sup> Myrna Oliver, "LeRoy Cluff Major; Tract Housing King," *Los Angeles Times*, July 1, 2000, <http://articles.latimes.com/2000/jul/01/local/me-46766><http://articles.latimes.com/2000/jul/01/local/me-46766>, accessed June 24, 2015.

<sup>32</sup> "Modernism Context Statement," *City of Riverside, CA*, November 3, 2009.



	company including the iconic May Company on Wilshire Boulevard in 1939 as well as the Crenshaw Shopping Center (1945, demolished) and the Lakewood Shopping Center (1952). <sup>33</sup>
<b>Matcham, Charles Ormrod (1903-1980), FAIA</b>	
Born:	Allentown, PA
Education:	Yale University, Ph.B. (1925), B.F.A. (1928); Fontainebleau School (1927)
Firms:	Cram and Ferguson (1925); James Gamble Rogers (1926); Roy Seldon Price (1928-1930); Jason Conway, Contractor (1930-1932); Earl T. Heitschmidt (1932-1936); Heitschmidt & Matcham, Architects (1936-1950); Charles O. Matcham, AIA, Architect (1950-1969)
	Pennsylvania-born Charles O. Matcham, FAIA earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt in Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as “gaining prominence in the trends towards ‘outdoor-indoor’ living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles.” Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city’s first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956 he was awarded the title of Fellow in recognition of his service to the Institute. Among his most well-known designs was Wrigley Field in Los Angeles (1925) and Robinsons Department Store (1951) in Beverly Hills. Matcham retired in 1969. He died of heart failure in 1980.
<b>Maurer, Edward J., Jr. (1921-1987)</b>	
Born:	Nyack, NY
Education:	University of Texas, B. Arch (1951)
Firms:	Lundgren & Maurer (1953-1974); Maurer Associates (1975-1977); Maurer International (1977-1983)
	Edward J. Maurer, Jr. was born in Nyack, New York, in 1921. He graduated from the University of Texas at Austin in 1951, and began practicing architecture in Austin. Two years later, Maurer contacted Leonard Lundgren about working together, and they formed the architectural firm of Lundgren & Maurer.  The firm designed a wide range of buildings, including medical centers, public buildings, retail stores, banks, office buildings, churches, schools, and residences. However, they were best known for their work in hotel design; the firm designed hundreds of hotels in the United States, Mexico, Central America, and Saudi Arabia for Holiday Inn and other hospitality chains. In 1954, Lundgren & Maurer received the AIA Award of Merit for the Pi Kappa Alpha Fraternity House in Austin.

<sup>33</sup> Teresa Grimes, “Master Architects of Commercial Architecture.”

	After his partnership with Lundgren ended in the early 1970s, Maurer formed Maurer Associates, and practiced as Maurer International between 1977 and 1983. <sup>34</sup>
<b>May, Cliff (1908-1989)</b>	
Born:	San Diego, CA
Education:	San Diego State University (1929-1931)
Firms:	
	Licensed building designer Cliff May is considered the father of the California Ranch house. Although he was not a trained architect, May designed some 18,000 tract homes and over 1,000 custom homes throughout the United States, primarily in Southern California. In the 1930s he pioneered his California Ranch house designs, which combined the western ranch house and the Spanish hacienda with elements of Modernism. May's residential designs are characterized by their unique relationship to the outdoors. Large windows and sliding glass doors effectively erase the line between indoor and outdoor spaces.
<b>McNaughton, James</b>	
Born:	
Education:	
Firms:	
	James McNaughton was an art director and set designer for early television programs in the 1950s, including <i>Pulitzer Prize Playhouse</i> and <i>The United States Steel Hour</i> . <sup>35</sup> In the 1960s and 1970s he turned to residential design and designed a number of houses in Palm Springs, primarily in the Regency Revival style. In 1968, McNaughton became a member of the Palm Springs Chapter of the National Society of Interior Designers.
<b>Meyer, Mendel (1874-1955)</b>	
Born:	Los Angeles, California
Education:	
Firms:	Milwaukee Building Company, Meyer & Holler
	Mendel Meyer was the President of the Milwaukee Building Company, a Los Angeles-based design and construction firm established in 1905 with partner Julius C. Schneider. In 1911 they were joined by Philip W. Holler. The firm changed its name in 1922 to Meyer & Holler, although the two names were used interchangeably until 1927. The firm's early work was largely residential, ranging in style from Craftsman to period revival. After World War I the company emphasized commercial work, and designed some of the most prominent buildings in Hollywood, including Grauman's Egyptian Theater (1922), the Hollywood Athletic Club (1924-26), Grauman's Chinese Theater (1927) and the Hollywood First National Bank Building (1927). Meyer retired in 1936.

<sup>34</sup> "Lundgren & Maurer Drawings and Records: An Inventory of the Collection," Texas Archival Resources Online, *The University of Texas*, <http://www.lib.utexas.edu/taro/aushc/00107/ahc-00107.html> (accessed September 1, 2015).

<sup>35</sup> "James McNaughton," *Internet Movie Database*, [www.imdb.com/name/nm0573794](http://www.imdb.com/name/nm0573794) (accessed June 16, 2016).

<b>Miller, Robert Lee (1887-1967)</b>	
Born:	Hill, TX
Education:	
Firms:	
	Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931 Miller he moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the detailed exposed wood trusses in the city's early mansions. With no formal training, Miller studied the Spanish styles by observing existing adobes and pattern books.
<b>Monhoff, Frederick (1897-1975), AIA</b>	
Born:	New York, NY
Education:	University of California, Berkeley, B.A. (1921), B.S. (1922); University of California Los Angeles, M.A. (1942)
Firms:	Frederick Monhoff
	Frederick Monhoff, AIA, was born in New York City in 1897. During his childhood his family moved to Los Angeles. After serving in the Navy in World War I Monhoff returned to California, where he graduated from UC Berkeley with a Masters in Art in 1921. A painter, printmaker, lecturer, and architect, Monhoff taught at the Otis Art Institute for twenty-four years, and, later, at the Pasadena Art Institute. He also lectured for the UCLA Extension, and was a design architect for the Los Angeles County Architectural Divisions. Monhoff began traveling to New Mexico in the late 1920s. During his visits to Santa Fe, he used a portion of the basement of the Museum of New Mexico as a studio, sharing an etching press with Willard Nash, Will Shuster, and others.  Monhoff's art affiliations included memberships in the California Society of Printmakers and the Chicago Society of Etchers. Public collections holding his work include the Library of Congress, Los Angeles County Museum, Brooklyn Museum, M.H. de Young Memorial Museum, Museum of New Mexico and the National Museum of American Art. <sup>36</sup>
<b>Montgomery, Ross G. (c. 1888-1969), AIA</b>	
Born:	Ohio
Education:	
Firms:	Montgomery and Montgomery Architects; Ross G. Montgomery, Architect
	Ross Gordon Montgomery, AIA, was an architect working in Los Angeles in the early 20 <sup>th</sup> century. By 1919, his residential work was being featured in the <i>Los Angeles Times</i> and his commissions began to grow in size and scale. Preferring to work in the popular period revival styles, Montgomery's designs were typically in the Spanish Colonial Revival style. Known primarily for his educational and religious buildings, he received widespread acclaim for his design for the Marymount School for Girls (1931)

<sup>36</sup> "Frederick Monhoff Biography," *The Annex Gallery*,

<https://www.annexgalleries.com/artists/biography/1629/Monhoff/Frederick> (accessed August 26, 2015).

	in Westwood. Montgomery also led the restoration of the Santa Barbara Mission after the earthquake of 1925. He also designed a number of buildings for the Catholic Archdiocese such as St. John's Seminary (1939) at Camarillo and the Montecito Catholic Church (1940). His work appeared in several issues of <i>Architectural Digest</i> .
<b>Moyer, John P. (1919-1984), AIBD</b>	
Born:	Tennessee
Education:	
Firms:	
	John P. "Jack" Moyer, AIBD, was a designer and contractor who moved to Palm Desert in 1952. By 1957, Moyer had become a well-known designer of custom-built desert homes. He was best known for his Mid-century Modern "Spider House" in Pinyon Crest, California, which was featured in <i>Architectural Digest</i> , and his hacienda-style La Quinta home which was featured in the <i>Los Angeles Times</i> . He designed several residences and commercial buildings throughout the desert communities, including the Gayle Building (1959) in the 100 block of East Palm Canyon Drive.
<b>Neff, E. Wallace (1895-1982), FAIA</b>	
Born:	La Mirada, CA
Education:	Massachusetts Institute of Technology (1916-1918)
Firms:	Wallace Neff, Architect (1921-1975)
	<p>California architect Wallace Neff, FAIA, is part of the California School of architects and is recognized for his skillful adaptation of the Mediterranean idiom to the local landscape. Neff developed an interest in architecture at an early age. He was raised in Altadena but moved to Europe in 1904, where he lived until the start of World War I, when he moved back to Altadena. After moving back to the United States Neff studied architecture under Ralph Adams Cram at MIT. He later returned to California and apprenticed himself to Santa Barbara architect George Washington Smith. In 1922 Neff moved to Pasadena, where he maintained a home and office throughout his career.</p> <p>Neff is largely known for his elegant estates built throughout the Los Angeles area in the 1920s. Most notably, Neff designed "Pickfair," the Beverly Hills home of Mary Pickford and Douglas Fairbanks. Also concerned with housing for ordinary Americans, Neff pioneered the inexpensive, mass-produced "bubble" or Airform house design. The first of these experimental structures was constructed in Pasadena for Neff's brother Andrew, founder of Pasadena Symphony, and has been called "Pasadena's most unusual building." Wallace Neff retired in 1975, and died in 1982.</p>
<b>Neutra, Richard (1892-1970), FAIA</b>	
Born:	Vienna, Austria
Education:	<i>Technische Hochschule</i> Vienna (1917); University of Zurich
Firms:	Richard J. Neutra (1926-1949); Neutra & Alexander (1949-1958); Neutra & Neutra (1955-1970).
	Richard Neutra was born in Vienna, Austria, in 1892. He graduated from the <i>Technische Hochschule</i> in Vienna in 1917. After World War I, Neutra moved to Switzerland and then to Germany, before joining the office of Erich Mendelsohn in

	<p>Berlin in 1921. In 1923, Neutra immigrated to the United States by way of Chicago along with fellow Austrian architect Rudolph Schindler. Together, they are credited with bringing European Modernism to America. Neutra worked with Frank Lloyd Wright, and followed him to Los Angeles in the early 1920s. After collaborating with Schindler for several years, Neutra established his own practice in 1926. The Lovell "Health" House (1927-29), widely recognized as one of the most important houses of the 20<sup>th</sup> century, came very early in his career. It is praised for its use of concrete and for being the first completely steel-framed residence in the United States.</p> <p>Over the following decades Neutra refined his style and material palette. His earlier houses were generally conceived as a series of interlocking minimal boxes. In later works these boxes dissolve into a series of planes and lines dynamically sliding past each other in three-dimensional collages, as in the Sorrells House (1956-57). Neutra was also responsible for several large public commissions, either individually or in partnership with other architects. These included the Corona School in Bell (1935), Channel Heights Community in San Pedro (1941-42), Eagle Rock Park Clubhouse (1953), and the Los Angeles County Hall of Records (1962, with Robert Alexander, Honnold &amp; Rex, and Herman Light). Between 1949 and 1958 Neutra worked in partnership with Robert Alexander. Other notable projects include the VDL Research House in Silverlake (1933), the Kaufmann House in Palm Springs (1946), and the Perkins House in Pasadena (1955).</p>
<b>Northman, Edith Mortensen (1893-1956), AIA</b>	
Born:	Copenhagen, Denmark
Education:	Studio School of Arts, Atelier of Frede Aamodt, Copenhagen; University of Southern California (1927-1930)
Firms:	E.R. Whellon (1918-1919); H.J. Knauer (1920-1921); C.J. Smale (1921-1926); Edith M. Northman (1930-1956)
	<p>Edith Mortensen Northman, AIA was born in Copenhagen, Denmark in 1893. She studied for two years at the Studio School of Arts, in the atelier of Frede Aamodt in Copenhagen before coming to the United States with her family in 1914. The Northman family first settled in Brigham City, Utah, where Northman worked as a librarian from 1917 to 1918 before deciding to become an architect. In 1918 the family moved to Salt Lake City, and Northman became a draftsman in the office of architect E.R. Wheelon. In 1920 Northman moved to Southern California where she worked briefly for Los Angeles architect Henry J. Knauer before leaving to work for the firm of Clarence J. Smale, where she served as chief draftsman. In 1926, Northman left Smale to open her own firm. She took additional architecture courses at the University of Southern California from 1927 to 1930, and became a licensed architect in 1931.</p> <p>In the late 1920s and 1930s Northman's firm was responsible for the design of more than 100 buildings in Southern California. Commissions included single- and multi-family residences, religious buildings, and commercial buildings, including a series of fifty gas stations for the Union Oil Company. In 1937, Northman designed the Emanuel Danish Evangelical Lutheran Church in Los Angeles (Los Angeles Historic-Cultural Monument #578). Other prominent commissions include the</p>



	<p>Schwartz Bath House in Boyle Heights, the Villa Sevilla apartment building in West Hollywood (contributor to the N. Harper Avenue West National Register Historic District), the Patio del Moro in West Hollywood (listed in the National Register), and the Normandie Mar Apartment Hotel in Fresno.</p> <p>During World War II Northman worked for the U.S. Army Corps of Engineers in Seattle. After the war, she returned to Los Angeles, and specialized in large apartment buildings in Los Angeles and Palm Springs. Northman was a member of the AIA from 1945 to 1953. She died in Salt Lake City in 1956.</p>
<b>Ormsby, Philip G. (c. 1911-unknown )</b>	
Born:	
Education:	Pasadena Junior College, University of Southern California, B.Arch
Firms:	Philip G. Ormsby-Lloyd Steffgen, Architects
	Philip G. Ormsby grew up in Pasadena, CA. He developed an interest in architecture as an adolescent. After graduating from Pasadena Junior College, Ormsby transferred to USC, where he graduated with a degree in architecture. Ormsby was on the tennis team at both of these schools. His interest in tennis was part of the reason Ormsby later relocated to Palm Springs to work as an architect and manage the Racquet Club.
<b>Outcault, John F. (1927-1998), AIA</b>	
Born:	Chicago, IL
Education:	University of Southern California, B.Arch (1952)
Firms:	John F. Outcault, Architect, AIA
	John Filer Outcault, AIA, was a Palm Desert-based architect. After obtaining his degree from USC, Outcault worked as a draftsman in the New York office of Alfred Easton Poor before becoming a draftsman in the office of Clark & Frey. Outcault's work included residential, commercial, and institutional buildings throughout the Coachella Valley. He is best known for his residence for Virgil Pinkley (1960) in Palm Desert, Sea View School (1967) in Salton City, and the Indio Civic Center (1967-1968) in Indio.
<b>Palmer, Dan Saxon (1920-2007), AIA</b>	
Born:	Budapest, Hungary
Education:	New York University, B.Arch (1942)
Firms:	Morris Lapidus; Victor Gruen; Palmer and Krisel (1950-c. 1965)
	Dan Saxon Palmer, AIA, was born in Budapest, Hungary, and moved to New York with his family at age 2. After earning a B.Arch from New York University in 1942, Palmer served in the Army Corps of Engineers as a mapmaker, draftsman and photographer in England and France. He then worked for architects Morris Lapidus in New York and Victor Gruen in Los Angeles, and, in 1950, formed a Los Angeles-based partnership with William Krisel, who also had worked at Gruen's office. Beginning in 1950, Palmer and Krisel designed contemporary houses with post-and-beam construction, open floor plans in which the living room, dining room and kitchen flow together, lots of glass and clean, simple lines inside and out. In the early 1950s, they won a commission for their first major housing tract, Corbin Palms, in the western San Fernando Valley.

	By 1955, Palmer was overseeing work in Orange and Ventura counties, Krisel in San Diego and Riverside counties. George Alexander, Harlan Lee and other developers built more than 20,000 houses designed by Palmer and Krisel in Southern California, Arizona, Nevada, Texas and Florida by the end of the 1950s. Palmer and Krisel collaborated on projects in the Los Angeles area until dissolving their partnership in the mid-1960s. Palmer continued designing tract homes and also commercial developments, including the City National Bank building (1968) on Pershing Square in downtown Los Angeles. He died in Santa Monica at age 86. <sup>37</sup>
<b>Palmer, George Vincent (1902-1975)</b>	
Born:	Toronto, Canada
Education:	University of Toronto (1919-20); University of Southern California, B. Arch (1924); M.S. Civil Engineering (1928)
Firms:	Vincent Palmer, Architect (1925-1975)
	Vincent Palmer was born in Toronto in 1920. He received his B.Arch from USC in 1924, followed four years later by his M.S. in Civil Engineering from the same school. Throughout the 1920s Palmer designed homes in the popular period revival styles. In 1934 he established Palmer Steel Building Inc. and began building cellular steel panel houses. Palmer was a member of the AIA from 1941 until 1958, and became President of the California Council of Architects in 1947.
<b>Patton, Ross</b>	
Born:	
Education:	
Firms:	
	Ross Patton was a Palm Desert-based contractor. With his partner Albert Wild, Patton built residential developments and commercial buildings in Palm Springs and Palm Desert.
<b>Pennell, Woodbury Clement (1883-1951)</b>	
Born:	Portland, ME
Education:	
Firms:	John C. Austin
	Los Angeles-based architect W.C. Pennell was a long-time associate of architect John C. Austin. By 1936, Pennell established his own practice, working in the popular styles of the day. In 1935, Pennell developed a prototype of an affordable home as a demonstration home for Lakewood Village. Later commissions included several schools, theaters, and supermarkets.
<b>Pereira, William (1909-1985), FAIA</b>	
Born:	Chicago, IL
Education:	University of Illinois, School of Architecture, B.S. Architecture (1930)

<sup>37</sup> Claire Noland, "Dan Saxon Palmer, 86; architect of 1950s' Modernist tract homes," *Los Angeles Times*, <http://articles.latimes.com/2007/jan/29/local/me-palmer29><http://articles.latimes.com/2007/jan/29/local/me-palmer29>, accessed June 24, 2015.

Firms:	Mayo & Mayo (1929); Holabird & Root (1930-1931); William L. Pereira (1931-1950); Pereira & Luckman (1950-1958); William L. Pereira & Associates (1959-1985)
	Architect William L. Pereira, FAIA is known for his corporate, industrial, and institutional architecture, as well as for his large-scale master plans. Pereira established his private practice in 1931, launching a prolific career that would span five decades. In the 1950s Pereira established a partnership with Charles Luckman. Their work was frequently published in professional journals, particularly in John Entenza's influential <i>Arts &amp; Architecture</i> magazine. In 1958 Luckman left the practice, leaving Pereira as the sole principal for the firm. Notable projects include the USC Master Plan (1960); the Los Angeles County Museum of Art (1964); the Central Library building at UC San Diego (1965); the UC Irvine Master Plan (1965); the Transamerica Tower in San Francisco (1973); and the Los Angeles International Airport Master Plan (1967-1984). Pereira was a professor at USC from 1949 to 1957, and continued working as an architect until his death in 1985 at the age of 76.
<b>Powell, Claude A. (1909-1972)</b>	
Born:	
Education:	
Firms:	
	Palm Springs-based Claude A. Powell is best known for his Mission Revival-style Blessed Sacrament Catholic Church (1948) in Twentynine Palms. In 1940, Powell was an artist for an advertising agency in Los Angeles. By 1948, Powell was a draftsman in the office of H.W. Burns.
<b>Purcell, William Gray (1880-1965), FAIA</b>	
Born:	Oak Park, IL
Education:	Cornell University, School of Architecture (1903)
Firms:	Purcell & Feick (1907-1910); Purcell, Feick & Elmslie (1910-1912); Purcell & Elmslie (1912-1921); Purcell & Bailey
	William Gray Purcell, FAIA was a Prairie School architect. Purcell enjoyed a highly successful partnership with George Grant Elmslie, with offices in Minneapolis, Chicago, and Portland. Purcell & Elmslie became one of the most commissioned firms among the Prairie School architects, second only to Frank Lloyd Wright, and is credited with designing some of the finest Prairie School buildings in America. Following the dissolution of his partnership with Elmslie, Purcell continued his own practice in Portland, Oregon. In 1930, Purcell was diagnosed with advanced tuberculosis, and moved to a sanatorium in Banning. He continued to support American architecture for another thirty years, largely through his writings. In 1963 Purcell was nominated to the College of Fellows of the American Institute of Architects. He died in 1965.
<b>Ricciardi, Robert H. (b. 1935), AIA</b>	
Born:	Los Angeles, CA
Education:	University of California, Berkeley B.Arch (1959)
Firms:	Welton Becket & Associates; Clarence Mayhew; William F. Cody; Don Wexler; Robert H. Ricciardi (founded 1963)

	Robert Ricciardi, AIA was born in Los Angeles in 1935. He studied architecture at UC Berkeley, receiving his degree in 1959. He received his architect's license in 1962. Little is known about his life or career.
<b>Richards, William (1873-1945)</b>	
Born:	Dewsbury, England
Education:	Cambridge University, B.A.
Firms:	Dodd & Richards (1915-1930); William Richards, Architect (1930-1945)
	William Richards was born in Dewsbury, England in 1873. He studied at Queens College in Cambridge and began to practice architecture. He immigrated to Los Angeles in 1912. In 1915 he formed a partnership with William J. Dodd, which lasted until Dodd's death in 1930. Richards then maintained a solo practice until his death at age 74.
<b>Ring, Jonathan (1878-1963)</b>	
Born:	Philadelphia, PA
Education:	Pennsylvania Museum and School of Industrial Art; University of Pennsylvania (1905)
Firms:	
	Jonathan Ring studied architecture both at the Pennsylvania Museum and School of Industrial Art and at the University of Pennsylvania, from which he graduated in 1905. In later years, Ring maintained offices both in New York City and in West Orange, New Jersey. By 1934 Ring was located in Pasadena, California.
<b>Rissman, Homer (1927-2001)</b>	
Born:	Chicago, IL
Education:	
Firms:	Rissman & Rissman, Associates
	Homer Rissman and his brother Marshall W. Rissman, AIA were partners in the Los Angeles-based firm of Rissman & Rissman. The firm, which was established in 1960, appears to have specialized in hospitality and hotel commissions. The firm is best known for the Frontier Hotel (1967) and Circus-Circus Hotel (1968) in Las Vegas. Other works include a series of Holiday Inns in Santa Monica, Los Angeles and Riverside in the Mid-Century Modern style.
<b>Rose, LeRoy (1927-1996)</b>	
Born:	Ellenville, New York
Education:	Los Angeles City College, A.A. Math (1950); Cal Poly San Luis Obispo, B.S. Architectural Engineering (1955)
Firms:	John Badgley (1953-1954); Decker Holdgredge (1954-1955); Killingsworth, Brady, & Smith (1955-1956); Carlson & Middlebrook (1956-1996)
	Anaheim-based LeRoy Rose was born in Ellenville, New York. He received his A.A. degree in math from Los Angeles City College in 1950, and his B.S. in architectural engineering from Cal Poly San Luis Obispo in 1955; he attended UCLA for one year. <sup>38</sup> From 1955-1956 Rose worked as a draftsman in the office of Killingsworth,

<sup>38</sup> *American Architect's Directory*, 1970, 779.

	Brady and Smith. He then went to work for Carlson & Middlebrook in Garden Grove and by 1959 he had risen to partner in that office. Between 1964 and 1969 he maintained the firm of Rose & Fears. Rose is best known for his commercial works: Garden Grove Federal Savings and Loan (1961) in Garden Grove, the Uncle John Pancake Houses (1961) in Garden Grove, Anaheim General Hospital (1964), and the Garber and Sokoloff Office Building (1967) in Fullerton. He also designed the Orange County Hall of Administration (1978, LeRoy Rose & Associates), and several multi-family residential condominium projects, including a Las Vegas, Nevada project for Larwin Multi-Housing Corporation in 1973. <sup>39</sup> During the 1980s, Rose established an office in Palm Springs, where he designed a new entry for Parc Andreas (1987, LeRoy Rose and Mark McBride Hileman & Associates).
<b>Sabin, Henry Palmer</b> (1892-1956)	
Born:	Janesville, WI
Education:	Massachusetts Institute of Technology, B.S. Architecture (1915); M.S. Architecture (1916)
Firms:	York & Sawyer, New York (1920-1924); Allied Architects (1924-1927); Reginald Johnson (1927-1928); Palmer Sabin, Architect (1928-1956)
	Architect Henry Palmer Sabin, AIA, began his professional career in the office of the New York architecture firm of York & Sawyer, where he specialized in hospital design. Sabin came to Southern California in 1924 and joined Allied Architects, for whom he designed the Los Angeles County Hospital. After a brief time working for Reginald Johnson, Sabin established his own practice in 1928. Notable works include Huntington School in San Marino (1935) and Loma Alta Elementary School in Altadena (1951).
<b>Sackley, Stan Alan</b> (1937-2001), FAIA	
Born:	Los Angeles County, CA
Education:	University of Southern California, B.Arch (1961)
Firms:	Sackley & Light
	Stan Sackley, FAIA, graduated from USC with his B.Arch. in 1961. In the early 1960s, prior to forming his own firm, Sackley partnered with Herman Charles Light, FAIA (1911-1971). Sackley was never licensed as an architect but maintained a successful design firm in Palm Springs. He received national press coverage when his home for James Hollowell when was featured as a "Playboy Pad" in the April 1966 issue of <i>Playboy</i> . Sackley is best known for his speculative Mid-century Modern homes along Caliente Drive. <sup>40</sup> By June 1986 Sackley was retired from practice.
<b>Schindler, Rudolph M.</b> (1887-1953)	
Born:	Vienna, Austria
Education:	Bau-(Architektur) Schule of the Vienna Polytechnic Institute (1906-1911); Vienna Academy of Fine Arts (1910-1913)

<sup>39</sup> In 1979, Rose was convicted along with former Orange County Supervisor Ralph Diedrich for a 1974 conspiracy case involving the removal of development restrictions on Anaheim Hills land and sentenced to prison. "Judge Lightens Rose Term in Bribery Case," *Los Angeles Times*, October 8, 1982, OC\_A1.

<sup>40</sup> Although some sources associate him with apprenticeship at Taliesin, email exchanges with Taliesin West archivist Margo Stipe indicate Sackley does not appear on any official Taliesin apprentice lists.



Firms:	Frank Lloyd Wright
	<p>Rudolph M. Schindler was born in Vienna and educated at the <i>Bau-(Architektur)schule</i> of the <i>k.k. Technische Hochschule</i> (Polytechnic Institute) from 1906 to 1911. Before he finished his degree Schindler enrolled in the <i>k.k. Akademie der bildenden Künste</i> (Academy of Fine Arts). In 1914 Schindler went to Chicago, hoping to work for Frank Lloyd Wright. In 1918 Wright finally hired Schindler to work on the Imperial Hotel, leaving Schindler in charge of his office during his travels to Japan. Wright sent Schindler to Los Angeles in 1920 to supervise construction of his most important American commission of the time, the Hollyhock house for oil heiress Aline Barnsdall. After a visit to Yosemite in October 1921 Schindler decided to stay in Los Angeles and build his own house and studio at Kings Road.</p> <p>Schindler called his form of modern architecture “space architecture,” which focused on the design of interior space. He produced a body of work that embodies his spatial ideas, built almost entirely in Southern California. Starting with his own Kings Road house, a concrete and redwood structure that combined a site plan showing a radical integration of interior and exterior spaces with an equally radical social program of four adults living as equals, Schindler designed around 500 projects, of which about 150 were built. These were largely single-family houses, although there were some apartments, small commercial buildings and a single church.</p> <p>After early experiments with concrete, including the How house (1925) and the Lovell Beach House (1923–1926), proved too expensive, Schindler developed ways to make inexpensive modern architecture out of cheap materials—stucco and plaster over wood frame—in what he called his “plaster skin” designs of the 1930s and early 1940s. Notable examples include the Oliver (1933–1934), Walker (1935), and Wilson (1935–1939) houses. He continued to experiment with materials and roof forms, using roofing as siding in the de Keyser house (1935) and trying out gable roof forms in a number of projects. After World War II he employed his “Schindler Frame” construction which further adapted the wood frame to accommodate his ideals of interior spatial continuity, in works such as the Kallis house (1946) with its sloping roofs and walls, and in several houses in which he used translucent colored fiberglass to achieve “color atmosphere,” including the Janson (1948–1949), Tischler (1949–1950) and Skolnick (1950–1952) houses.</p> <p>Schindler died in 1953.</p>
<b>Schuler, James</b>	
Born:	
Education:	
Firms:	James Schuler & Associates
	Little is known about the Garden Grove–based firm James Schuler & Associates. In 1964 the firm was responsible for the design of the Jolly Roger Apartments in Paramount, CA.
<b>Sheets, Millard Owen (1907-1989)</b>	
Born:	Pomona, CA

Education:	Chouinard Art Institute
Firms:	
	<p>Millard Sheets was a native California artist who grew up in the Pomona Valley near Los Angeles. While still a teenager, his watercolors were accepted for exhibition in the annual California Water Color Society shows and, by nineteen, he was elected into the Society. He attended the Chouinard Art Institute, and was hired to teach watercolor painting there before he graduated. By the early 1930s Sheets was exhibiting works in Paris, New York, Pittsburgh, Chicago, Houston, St. Louis, San Antonio, San Francisco, Washington D.C., Baltimore, and many other cities throughout the United States. At home in Los Angeles he was recognized as the leading figure in, and driving force behind, the California Style watercolor movement.</p> <p>During World War II Sheets worked as an artist-correspondent for <i>Life</i> magazine and the United States Army Air Forces in India and Burma. Many of his works from this period document the scenes that he witnessed of famine, war, and death. This experience also affected his postwar art for a number of years. After the 1950s his style changed again, this time featuring brighter colors and often depicting subjects from his travels around the world.</p> <p>Sheets taught at the Chouinard Art Institute, Otis Art Institute, and Scripps College, among other institutions, and was director of the art exhibition at the Los Angeles County Fair for many years. During the Great Depression he worked with Edward Bruce to hire artists for the Public Works of Art project, and, in 1946, he served as a president of the California Water Color Society. In later years, he worked as an architect, illustrator, muralist, and printmaker, and judged art exhibitions. Beginning in 1952, Sheets designed the buildings and mosaics for dozens of branch offices of Home Savings of America throughout California, and coordinated contributions from other artists. Outside of California he was commissioned for artwork at the Detroit Public Library, the Mayo Clinic, the dome of the National Shrine in Washington, D.C., the University of Notre Dame Library, the Hilton Hotel in Honolulu, and Mercantile National Bank in Dallas.</p> <p>In 1953, Sheets was appointed Director of Otis Art Institute (later named Otis College of Art and Design). Under his leadership the school's academic programs were restructured to offer both BFA and MFA degrees. He also created a ceramics department, and built a ceramics building and gallery, library, and studio wing. By the time Sheets left Otis in 1960, the look and direction of the college had changed dramatically.</p>
<b>Shellhorn, Ruth (1909-2006), FASLA</b>	
Born:	Pasadena, CA
Education:	Oregon State College (1927-1930); Cornell University, College of Architecture, B.Arch, B. Landscape Architecture (2005) (attended 1930-1933)
Firms:	Ruth P. Shellhorn, Landscape Architect (1933-1990)
	Ruth Patricia Shellhorn, FASLA, was a prominent Los Angeles landscape architect. Unable to afford her final year at Cornell University, she left in 1933 without a degree. Despite this, Shellhorn established her own firm in South Pasadena later that

	year. In 1945 Shellhorn was hired by the Bullock's department store chain as consulting landscape architect for their Pasadena store (with Carl McElvy), designed by the Los Angeles architectural firm Wurdeman & Becket. Bullock's hired her to design the landscaping at most of its future stores and manage the maintenance of the chain's landscaping, which she did through 1978. She was also responsible for landscaping the Fashion Square shopping centers, anchored by Bullock's stores, at Santa Ana, Sherman Oaks, La Habra, and Del Amo in Torrance. Shellhorn is perhaps best known as a member of the original Disneyland design team, responsible for the central areas of pedestrian traffic in the theme park. She remained in private practice until her retirement in 1990. In 2005, Cornell University granted Shellhorn a Bachelor of Landscape Architecture degree and a Bachelor of Architecture Degree.
<b>Siple, Allen G. (1900-1973), FAIA</b>	
Born:	Otsego, MI
Education:	Albion College (1918-1920); University of Southern California (1923)
Firms:	Allen G. Siple, AIA, Architect (1930-1972)
	Michigan-born architect Allen G. Siple, FAIA, was born in Otsego, Michigan, in 1900. He attended the USC School of Architecture, graduating in 1923. Siple's practice was primarily residential in nature, and his designs were published in the <i>Los Angeles Times</i> , <i>House Beautiful</i> , and <i>Architectural Digest</i> . He was noted for his development of a method of "reinforced stone masonry that meets the difficult and stringent seismic requirements of the California Code." <sup>41</sup> Notable works include the Albert O. Farmer Residence (1954, Trousdale Estates, Beverly Hills), the Webb School Dining Hall and Dormitories (1961-62) in Claremont, and the Richard M. Nixon Residence (1962, Trousdale Estates, Beverly Hills).
	Siple was inducted into the American Institute of Architect's College of Fellows in 1969 for his contributions to the built environment and his service to the profession for his writing/editing of the <i>Southern California Chapter Bulletin</i> . Under his oversight, the <i>Bulletin</i> became a force for national dialogue.
<b>Smith, Gared N. (b. 1925), AIA</b>	
Born:	Los Angeles, CA
Education:	University of Oregon, B.Arch (1951)
Firms:	Earl Heitschmidt & Riley & Levanas; Levanas & Smith, Associates; Gared N. Smith, Architect (founded 1961)
	Gared Smith, AIA, was born in Los Angeles in 1925. He served in the Navy as an electrician from 1943 until 1946. After being discharged, Smith studied architecture at the University of Oregon, earning a B.Arch in 1951. Smith then worked as a draftsman for Earl Heitschmidt before joining the firm of Raymond Levanas and eventually become a partner. In 1961 Smith left the partnership to start his own practice.
<b>Steffgen, Lloyd A. (1896-1960), AIA</b>	

<sup>41</sup> Allen G. Siple Fellowship Nomination Form, August 29, 1962. The system was similar to slip-form concrete construction methods, except local canyon stone was laid up on both wall faces and the void was filled with concrete in two foot-lifts.

Born:	
Education:	
Firms:	Philip G. Ormsby-Lloyd Steffgen, Architects
	Lloyd A. Steffgen, AIA, was born in California in 1896. Little is known of his life or career. Steffgen was a set architect for the motion picture industry in the 1940s and became a member of the AIA in 1946. He died in Los Angeles in 1960.
<b>Stepanian, Stephen A. (1911-2007), AIA</b>	
Born:	Columbus, OH
Education:	Ohio State University, B.Arch (1933)
Firms:	C, Raimond Johnson, AIA (1934); Plummer, Wurdeman & Becket (1934-1939); Wurdeman & Becket (1939-1940); Stephen A. Stepanian, AIA (1940-2007)
	Beverly Hills-based Stephen A. Stepanian, AIA received his B.Arch from the College of Engineering at Ohio State University in 1933. He started his career in 1934 as a set designer for Metro Goldwyn Mayer studios. In 1934 he joined the Los Angeles architectural firm Plummer, Wurdeman & Becket, where he stayed until 1940, rising through the ranks from Junior to Senior to Chief Draftsman. In 1940 he established his own practice. <sup>42</sup> During World War II he served in the Army and designed several defense housing projects. <sup>43</sup> After his work with Trousdale at Tahquitz River Estates, Stepanian went on to design traditional homes for developers, such as the “American Country” home for the luxury Royal Oaks development in Encino in the San Fernando Valley. Stepanian was also known for his custom homes, including the Bob Hope Residence in Los Angeles (1952). His work was published in <i>House Beautiful</i> and <i>Architectural Digest</i> .
<b>Tanner, William Charles (1876-1960)</b>	
Born:	Meadford, Canada
Education:	
Firms:	William Charles Tanner (1921-1924); George Vincent Palmer (1924-1959)
	William Charles Tanner was born in Meadford, Canada, in 1876, and immigrated with his family to the United States, settling in Elgin, Illinois. Tanner studied art in Chicago (1903-1908), Boston (1908-1909), New York (1909-1911), Paris and Giverny, France (1911-1914). At age 38, Tanner relocated to Riverside, California. To supplement his income as an artist and art teacher, in 1921 Tanner opened an architectural practice in Riverside, although he was never licensed as an architect. In 1924, Tanner moved to Hollywood, where he worked as a draftsman in the office of architect G. Vincent Palmer.  Notable projects in Palm Springs include the Carrie Birge Residence (now the Ingleside Inn, 1922, HSPB-25), George Roberson House (now Le Vallauris Restaurant, 1924, HSPB-21), the O'Donnell House (“Ojo del Desierto,” 1925, HSPB-19), and the First Community Church (HSPB-11). Tanner died in Santa Monica at age 83. <sup>44</sup>

<sup>42</sup> Stephen A. Stepanian, AIA Application for Membership,” August 24, 1944, 2-3.

<sup>43</sup> *AIA American Architects Directory*, 1956, 534.

<sup>44</sup> Patrick McGrew, draft National Register Nomination, the Thomas O'Donnell Residence, July 10, 2010.

<b>Thoryk, Paul T. (b. 1941), AIA</b>	
Born:	San Diego, CA
Education:	California Polytechnic State University, San Luis Obispo (1956)
Firms:	
	Paul Thoryk, AIA, was born in San Diego in 1941. He developed an interest in architecture while working with his father, a stoneworker. After graduating from Cal Poly San Luis Obispo in 1956 Thoryk traveled to Europe and was influenced by the pedestrian-oriented architecture he saw there.
<b>Tomson, Tommy (1900-1986)</b>	
Born:	Zanesville, OH
Education:	
Firms:	
	Born in Zanesville, Ohio, with the given name Golden Sands, Tommy Tomson arrived in Los Angeles in the 1920s. Noticeable for his markedly good looks, Tomson originally intended to go into show business. When a screen test did not result in a studio contract, he switched career paths and became a self-taught landscape architect. In the midst of the Great Depression, and with little background, he obtained his first major commission, the Santa Anita Racetrack (1934). In addition to Los Angeles Union Station and the Pan-Pacific Auditorium, Tomson designed landscapes for countless residences. He also designed the landscape for the largest of Los Angeles' garden apartments, Park La Brea, in 1942. In 1946, with his brothers-in-law Cliff and Randall Henderson, Tomson founded the city of Palm Desert, creating the city's overall site plan and street layout, along with landscapes for the Shadow Mountain Club and many private residences. <sup>45</sup>
<b>Van Camp, Donald B. (1909-1993)</b>	
Born:	Nevada
Education:	Pasadena Junior College
Firms:	
	Donald B. Van Camp was born in Nevada in 1909, and grew up in Pasadena, California. He was educated as a draftsman at Pasadena Junior College. In 1940, Van Camp moved to the Cathedral City area, and opened a painting and construction shop. In 1947 Van Camp settled in Yucca Valley, where he designed and built houses. Emphasizing light, color, desert views and economy of construction, his earliest homes were of adobe block construction. In the mid-1950s he moved to Redlands, and ultimately relocated to the Las Vegas area.
<b>Van de Goes, Henry C. (1892-unknown)</b>	
Born:	Holland
Education:	Ecole des Beaux Arts, Netherlands
Firms:	

<sup>45</sup> "Tommy Tomson," <https://tclf.org/pioneer/tommy-tomson><https://tclf.org/pioneer/tommy-tomson> (accessed August 2015).



	Henry Charles Van der Goes studied architecture at the Ecole des Beaux Arts in the Netherlands. He then traveled extensively in western Europe before immigrating to the United States. He gained experience in architecture and engineering in the Midwest and California, including the design and construction of industrial and office buildings, schools, colleges, churches, apartments, hospitals and bridges. In 1933 he resided in Burbank, California, and became a naturalized citizen. He entered state service for California in 1936, transferred to the Division of Highways in 1941, and to the Office of the Bridge Department in 1943. He retired in 1954 as an associate architectural draftsman. <sup>46</sup>
<b>Van Pelt, Garrett, Jr. (1879-1972), FAIA</b>	
Born:	Milwaukee, WI
Education:	Chicago Art Institute, School of Architecture
Firms:	Marston & Van Pelt (1914-1923); Marston, Van Pelt & Maybury (1923-1927); Van Pelt & Lind (1928-1941); Van Pelt (1941-1970)
	Garrett Van Pelt Jr., FAIA began his architectural career in a highly successful partnership with Pasadena architects Sylvanus Marston and Edgar Maybury. The firm had more influence in Pasadena during the 1920s than any other, designing many of the city's Mediterranean-style commercial and civic structures, including the American Legion Building and several branches of the Pasadena Public Library. In 1928 Van Pelt entered into a partnership with George Lind. The firm designed many buildings throughout the Los Angeles area, and was instrumental in the development of Arcadia. Van Pelt was known for his versatility, designing residential, civic, and ecclesiastical buildings in a variety of architectural styles. He became a member of the American Institute of Architects in 1943, was inducted into the College of Fellows of the AIA in 1964. He retired in 1970 in Santa Barbara, and died in 1972.
<b>Walker, Albert R. (1881-1958), AIA</b>	
Born:	Sonoma, CA
Education:	Brown University
Firms:	Hebbard and Gill; Parkinson and Bergstrum; A.F. Rosenheim, Hunt and Gill; Walker and Vawter (1910-1919); Walker & Eisen (1919-1941)
	Albert Walker, AIA was born in Sonoma, California in 1881. He studied at Brown University for one year, returning to California to work for Hebbard and Gill in San Diego after he graduated. After a year in San Diego, he moved to Los Angeles to work with Parkinson and Bergstrum, and later, with A.F. Rosenheim, Hunt and Grey. In 1909, Walker established his own practice, and in 1910, formed a partnership with John Terrell Vawter. Shortly after World War I, Walker formed a partnership with Percy A. Eisen, which lasted until 1941. Together, Walker and Eisen designed the Ardmore Apartments in Los Angeles, the Hollywood Plaza Hotel, the Beverly Wilshire Hotel in Beverly Hills, the El Mirador Hotel in Palm Springs, the Edwards and Wildey Building and the Fine Arts Building (Signal Oil Building) in Los Angeles, the Bay Cities Guaranty Building in Santa Monica, and the Texaco Building in Los Angeles. Walker died in 1958.

<sup>46</sup> "Retirements From Service," *California Highways and Public Works*, May-June, 1954, 61.

<b>Walker, Rodney (1910-1986)</b>	
Born:	Salt Lake City, UT
Education:	Pasadena City College, Engineering (1928-1929); UCLA, Architecture (1932-1933)
Firms:	Rodney Walker, Builder
	Los Angeles-based Rodney A. Walker was a designer-contractor. After studying engineering and architecture, he worked in the office of R.M. Schindler in 1938. During World War II he worked as a draftsman in the engineering department of Douglas Aircraft Company. Walker was one of the architects selected by John Entenza to participate in the Case Study House Program. His best-known works are Case Study House #16 (1947) and Case Study House #18 (1947-1948). In addition to <i>Arts &amp; Architecture</i> , Walker's work was featured in many national magazines, including a 38-page spread for his own home in a 1952 issue of <i>House Beautiful</i> . Walker relocated to Ojai in 1956, where he built several homes. He retired from architectural practice in 1971.
<b>Webster, Erle F. (1893-1971), AIA</b>	
Born:	Paris, TX
Education:	
Firms:	Webster and Wilson, Architects (1930-1936)
	Erle Webster was born in Paris, Texas, in 1893. He was a Los Angeles-based artist and architect. In 1930, he formed a partnership with Adrian Wilson, which lasted until 1936. Webster died in Santa Cruz, California, in 1971.
<b>Wexler, Donald A. (1926-2015), FAIA</b>	
Born:	Sioux Falls, SD
Education:	University of Minnesota, B.Arch (1950)
Firms:	Richard Neutra (1950-1951); William F. Cody (1951-1953); Wexler & Harrison, AIA, Architects (1953-1962); Donald A. Wexler & Associates (1963-1968); Donald A. Wexler Associates (1969-2002)
	Donald Wexler, FAIA graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953, Wexler formed a partnership with Richard Harrison, his coworker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership, Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).
<b>Wheeler, Richard (1917-1990), AIA</b>	
Born:	San Diego, CA
Education:	San Diego State College (1935-1938); University of California, Berkeley, B.A (1941)
Firms:	EL Freeland, Arch. Eng. (1941-1942); W. H. Wheeler, Architect (1944-1947); Richard George Wheeler, Architect (1947-1989)

	Richard George Wheeler, AIA, was born in 1917 in San Diego, California, the son of architect William Henry Wheeler. Following his graduation from San Diego High School in 1935, Richard attended San Diego State College for three years before transferring to UC Berkeley, from which he graduated in 1941. After he graduated he taught night classes in architecture at UC Berkeley. Upon the United States' entry into World War II, Wheeler applied for and received a commission in the Navy, which came through in May 1942. After the war, Wheeler returned to worked for his father at Wheeler & McGowan, Architects and Engineers, but after he received his architectural license in 1947, he opened his own practice. He began with primarily residential commissions, but diversified rapidly, partly owing to his relationship with Legler Benbough, for whom he designed several medical buildings. Wheeler died in 1990. <sup>47</sup>
<b>White, Walter S. (1917-2002)</b>	
Born:	
Education:	
Firms:	Harwell H. Harris (1937); Rudolf Schindler (1937-1938); Allen Rouff (1938-1939); Win E. Wilson (1939-1942); Clark & Frey (1947-1948)
	Walter S. White was born in 1917. Between 1933 and 1936 he attended San Bernardino High School. He worked for Harwell H. Harris for six months, followed by an eight-month term in Rudolf Schindler's Los Angeles office, a six-month term with Allen Rouff, and, finally, a two year and six month term with Win E. Wilson. In Wilson's office, White helped plan and design prefabricated war housing with a skin-stressed plywood panel system. For the remainder of World War II, White was employed by Douglas Aircraft in El Segundo, California, working on machine tool design. In 1947 White moved from Los Angeles to Palm Springs, where he worked for Clark & Frey before embarking on his own practice as a designer and contractor in Colorado Springs, Colorado. He continued to work as a contractor in Colorado Springs until 1967 when he obtained his architecture license. White then returned to California, where he worked throughout the 1970s and 1980s. He designed residences, ski lodges, commercial buildings, churches, club houses, and condominiums. Of the approximately 300 residences he designed, he built about fifteen percent of them himself. In addition to designing houses, White devoted much of his career to the research and development of the Solar Heat Exchanger Window Wall and the "Hyperbolic Paraboloid Roof Structure and Method of Constructing Thereof," both of which he patented, in 1975 and 1996, respectively. White died in 2002, at the age of 85. <sup>48</sup>
<b>Whittemore, Hal C. (b. 1920), AIA</b>	
Born:	Ann Arbor, MI
Education:	University of Michigan, B.Arch. (1951)
Firms:	Whittemore & Pittam, Hal C. Whittemore, AIA & Associates

<sup>47</sup> Adapted from "Richard George Wheeler," *Modern San Diego*, <http://www.modernsandiego.com/Wheeler.html> (accessed August 27, 2015)

<sup>48</sup> Finding Aid for Walter S. White Papers, [http://www.oac.cdlib.org/findaid/ark:/13030/c8k35t0n/entire\\_text/](http://www.oac.cdlib.org/findaid/ark:/13030/c8k35t0n/entire_text/) (accessed May 20, 2015).

	Hal Case Whittemore, AIA was a Los Angeles-based architect who specialized in church architecture. During World War II Whittemore served in the aviation division of the US Navy. After the war he attended the University of Michigan, where he studied architecture. After graduation he moved to California and set up practice in 1955. Between 1960 and 1962 he formed a brief partnership with Judson Wright Pittam, AIA. Whittemore is best known for the Bel Air Presbyterian Church (1961), for which he received a Merit Award from the National Conference on Church Architecture. Other works include La Tijera United Methodist Church (1958), Presbyterian Church of Pacific Palisades (1961), Trinity United Presbyterian Church (1968) in Santa Ana, and the North Valley YMCA (1969). In 1962 Whittemore's design for the "Skychalet," a do-it-yourself A-frame kit home, was featured at the 1962 Los Angeles Home Show and covered generously in the <i>Los Angeles Times</i> .
<b>Wild, Albert "Duke" (1924-1987)</b>	
Born:	California
Education:	
Firms:	
	Albert "Duke" Wild was born in California in 1924. He formed a partnership with architect Ross Patton, acting as the contractor in their Palm Desert-based design-build firm.
<b>Wilkinson, Marshall P. (1892-1969)</b>	
Born:	California
Education:	
Firms:	Frank P. Meline Company (1917-1920); Marshall P. Wilkinson (1920-c. 1950)
	Marshall P. Wilkinson was born in 1892. He worked his way up from draftsman to contractor to architect over the course of his career. Although he left behind many buildings throughout the Los Angeles region, little is known about Wilkinson's early years or training. He was based in Hollywood for much of his professional life, acting as a draftsman in 1915, and, in 1917, a superintendent of construction for the Frank P. Meline Company. By 1920 Wilkinson had opened his own office on Hollywood Boulevard, providing design, construction, and engineering services. During this period he also worked as a builder for other architects and designers. His practice was diverse, encompassing single- and multi-family residential properties, commercial structures, and industrial buildings, including facilities related to motion picture production. Wilkinson's work was covered several times in the <i>Los Angeles Times</i> , <i>Architectural Record</i> , and <i>Architectural Digest</i> . Wilkinson continued to practice into the 1940s and was joined by his son, Marshall P. Wilkinson, Jr., also an architect. Wilkinson, Sr., died in 1969 at the age of 77.
<b>Williams, Emerson Stewart (1909-2005), FAIA</b>	
Born:	Dayton, OH
Education:	Cornell University, B.Arch (1933); University of Pennsylvania, M.Arch (1934)
Firms:	Raymond Loewy (1939-1941); Schenck & Williams (1941-1943); Harry J. Williams (1946-1949); Williams, Williams, & Williams (1949-1957); Williams, Clark & Williams (1957-1988); E. Stewart Williams, AIA, Architect (1988-2005)

	E. Stewart Williams, FAIA, was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976). Williams died in Palm Springs in 2005. <sup>49</sup>
<b>Williams, Hugh Roger</b> (1912-1990), AIA	
Born:	Dayton, OH
Education:	
Firms:	Williams, Williams, & Williams (1946-1957)
	Born in Dayton, Ohio, H. Roger Williams, AIA, was the son of Harry Williams, an architect known for designing the Dayton offices of National Cash Register.
<b>Williams, Harry J.</b> (1880-1957), AIA	
Born:	
Education:	Cornell University, B.Arch (1903)
Firms:	Schenck & Williams; Williams, Williams, and Williams (1946-1957)
	<p>Harry J. Williams, AIA, was born in 1880. He attended Cornell University and formed a partnership with former classmate Harry I. Schenck soon after his graduation in 1903. Schenck &amp; Williams became one of the most prominent architectural practices in Dayton, Ohio. The firm's projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men's Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register.</p> <p>During the Great Depression, the firm was left with little work. In 1934, they were hired by Julia Paterson Carnell to design the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22) in Palm Springs, California. In 1943, Harry Williams moved his family to the Palm Springs area, and established an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their</p>

<sup>49</sup> Elaine Woo, "E. Stewart Williams, 95; Defined Sleek, Warm Style of Desert Architecture," *Los Angeles Times*, October 13, 2005, <http://articles.latimes.com/2005/oct/13/local/me-williams13>



	father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark & Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry's death in 1957, the brothers continued in practice as Williams and Williams.
<b>Williams, Paul R. (1894-1989), FAIA</b>	
Born:	Los Angeles, CA
Education:	Los Angeles School of Art and Design; Beaux-Arts Institute of Design; USC (1916-1919)
Firms:	Reginald Johnson (1914-1917); Arthur Kelly (1917-1921); John C. Austin (1921-1924); Paul R. Williams, Architect & Consultant (1925-1974)
	<p>Paul Revere Williams, FAIA, had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924. In the early 1920s he won three consecutive competitions for the design of small homes, which became the foundation for his own practice, started in 1922 while still working for Austin. Williams' first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams' client list included such luminaries as Jay Paley, Otto Preminger, Lon Chaney, and Bill "Bojangles" Robinson. In later years as the scope and geography of his work began to expand, Williams designed residences for Lucille Ball, Frank Sinatra, Walter Winchell, and Zsa Gabor. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In the 1940s he published two books on "the Small House" and developed more modest residential designs that incorporated Modern elements such as open floor plans, large expanses of glass, and integrated patio and garden spaces.</p> <p>Williams also won numerous commissions for prominent commercial and institutional work, including the 28<sup>th</sup> Street YMCA (1926), Angelus Funeral Home (1934), the Saks Fifth Avenue building in Beverly Hills (1939), the Arrowhead Springs Hotel (1940), the Golden State Mutual Life Insurance Building (1949) and the Pearl Harbor Memorial in Honolulu (1953). He worked as an architect for the United States Navy during World War II and served on multiple municipal and state commissions. Williams co-designed the first federally-funded public housing project of the postwar era, Langston Terrace in Washington, D. C., with fellow African-American architect Hilyard Robinson. In 1957, Williams became the first African-American member of</p>

	the American Institute of Architects' College of Fellows. He retired in 1974, and died in 1980 at the age of 85.
<b>Wilson, Adrian J. (1898-1988), FAIA</b>	
Born:	Excelsior Springs, MO
Education:	Washington University in St. Louis, School of Architecture, (1917-1919)
Firms:	J.O. Bradley (1919-1920); L.H. Wilson Co. (1920-1921); Deluxe Building Company (1921-1923); Myron Hunt (1923-1924); William Richards (1924-1932); Webster and Wilson, Architects (1932-1941); Adrian Wilson and Associates (1942-1973)
	Adrian Wilson, FAIA was born in Excelsior Springs, Missouri, in 1898. In his four-decade career, Wilson was the architect of record for Schoenberg Center at USC, the Los Angeles County Courthouse, and the 1942 Pueblo del Rio Public Housing project in Vernon. With Paul R. Williams and other colleagues, Wilson was involved with the Los Angeles Criminal Courts and the Hall of Administration buildings, as well as the Anaheim, Las Vegas and Honolulu convention centers. <sup>50</sup> He died in 1988 at the age of 90.
<b>Wilson, G. Stanley (1879-1958), AIA</b>	
Born:	Bournemouth, England
Education:	International Correspondence School (1923)
Firms:	Benton and Wilson, Architects; Wilson and Bever, Architects; G. Stanley Wilson, Architect (1909-1958)
	G. Stanley Wilson, AIA, was born in Bournemouth, England, in 1879. He moved to Riverside with his family in 1895, and began his career as a carpenter six years later. In 1909, Wilson opened his own office, and worked on the Mission Inn under architect Myron Hunt. He obtained his architect's license in 1923 from the International Correspondence School, and began to practice as an architect. Notable projects include the Park Avenue Baptist Church, Simmons Mortuary, the Aurea Vista Hotel, Palm Elementary School, the J.R. Willis Building, the Riverside City College Quadrangle, Grant Elementary School, St. Francis de Sales Catholic Church Convent and School, and All Saints Episcopal Church. <sup>51</sup>
<b>Wong, Joseph B. (1921-2011), AIA</b>	
Born:	Clifton, AZ
Education:	University of California, Berkeley, B. Arch
Firms:	Wong and Hall; Wong Associates
	Phoenix-based Joseph B. Wong, AIA received his B.Arch from the University of California, Berkeley. Wong practiced briefly in California, then moved to Scottsdale, Arizona where he partnered with William Hall. When Hall returned to California to practice in 1954, Wong established his own firm. Ultimately, Wong was licensed in California, Arizona and Nevada, and produced over 550 residential, commercial and

<sup>50</sup> "Adrian Wilson; Architect for L.A. Buildings," *Los Angeles Times*, February 06, 1988, [http://articles.latimes.com/1988-02-06/news/mn-10541\\_1\\_adrian-wilson](http://articles.latimes.com/1988-02-06/news/mn-10541_1_adrian-wilson).

<sup>51</sup> "G. Stanley Wilson Has Designed Many Public Buildings," *Desert Sun* (Palm Springs, CA), April 28, 1939; "G. (George) Stanley Wilson," Evergreen memorial Historic Cemetery, [http://evergreen-cemetery.info/people/g-george-stanley-wilson/](http://evergreen-cemetery.info/people/g-george-stanley-wilson/http://evergreen-cemetery.info/people/g-george-stanley-wilson/) (accessed September 2015).

	institutional buildings working in a range of styles from Mid-Century Modern to Spanish Colonial Revival to Vernacular Western ranch. Notable works include the Carefree Inn (1963) and the Carefree Sundial (1959) in Carefree, Arizona.
<b>Woolf, John Elgin (1908-1980)</b>	
Born:	Atlanta, GA
Education:	Georgia Institute of Technology (1929)
Firms:	
	Architect John Elgin "Jack" Woolf began his professional career in Los Angeles at the end of the 1930s, developing a successful practice with his distinctive interpretation of the Regency Revival style (sometimes called "Hollywood Regency"). In his residential designs Woolf emphasized the entrance, the mansard roof, symmetry and privacy. He developed an affluent clientele, designing Beverly Hills mansions for the Hollywood elite including Mae West and Ira Gershwin. Woolf also designed several small office buildings in West Hollywood, including his own studio and office at 8450 Melrose Place (1946-1947).
<b>Wright, Frank Lloyd, Jr. (1890-1978)</b>	
Born:	Oak Park, IL
Education:	University of Wisconsin, Madison
Firms:	Olmsted Brothers; William J. Dodd; Irving Gill; Frank Lloyd Wright
	<p>Frank Lloyd Wright, Jr., commonly known as Lloyd Wright, was an American architect and landscape architect, active primarily in Los Angeles and Southern California. He briefly attended the University of Wisconsin in Madison, before leaving for a job at the Boston-based landscape architecture firm of the Olmsted Brothers. Specializing in botany and horticulture, he continued to pursue the interrelation of landscape and buildings through his life. He settled in Southern California in approximately 1911, when the Olmsteds sent him to assist with the landscape design of the 1915 Panama-California Exposition in San Diego.</p> <p>Wright then worked with architects William J. Dodd and Irving Gill. Beginning in 1919 Wright Sr. delegated some of the responsibilities of designing and supervising construction of the Hollyhock House to Wright Jr. and Rudolf Schindler. The following year, Wright began his independent career. In 1922, he was a production designer at Paramount Studios. He also designed and built a number of houses in the Hollywood and Los Feliz districts of Los Angeles in the mid- to late 1920s. Notable works include the Taggart House, the John Sowden House, the Lloyd Wright Residence, the second and third band shells at the Hollywood Bowl, and the Wayfarers Chapel. Lloyd Wright died in 1978 in Santa Monica, California.</p>
<b>Wright, Millard R. (1901-1984)</b>	
Born:	Colorado
Education:	
Firms:	
	Millard Wright was a Palm Springs-based landscape designer. Throughout the 1930s he did gardening work for some of the largest estates in Palm Springs. One of the common features of Wright's designs was the use of citrus trees and date palms.

<b>Wurdeman, Walter C. (1903-1949), AIA</b>	
Born:	Milwaukee, Wisconsin
Education:	University of Washington, B.Arch (1926)
Firms:	Bebb & Gould (1926-1927); Coolidge & Carlson (1927-1928); Parker, Thomas & Rice (1928-1929); Charles Plummer (1929-1930); Plummer, Wurdeman & Becket, (1933-1938); Wurdeman & Becket (1930-1933; 1938-1949)
	Walter Wurdeman, AIA was born in Milwaukee, Wisconsin in 1903. He studied architecture at the University of Washington and graduated in 1926, after which he apprenticed with the Seattle firm Bebb & Gould and collaborated on the design of the Seattle Art Museum. He then worked for the Boston-based firms Coolidge & Carlson and Parker, Thomas & Rice before moving to Los Angeles to work for Charles Plummer. In 1930 Wurdeman formed a Seattle-based partnership with his former University of Washington classmate Welton Becket. The firm moved to Los Angeles in 1933 and architect Charles Plummer joined the firm as a partner. The Moderne Pan-Pacific Auditorium brought them local fame. Subsequent commissions included residences for James Cagney, Robert Montgomery, and other celebrities. After Plummer died in 1938, Wurdeman and Becket continued their partnership. The firm was responsible for several Bullock's stores and corporate headquarters. After Wurdeman's death in 1949 Becket carried on the practice alone.
<b>Zook, Harold B. (b. 1920), AIA</b>	
Born:	Chicago, IL
Education:	Cornell University, B.Arch. (1941)
Firms:	Clark & Frey, Palm Springs (1946-1947); Bissner & Zook (1947-1948); Harold B. Zook (1948)
	Harold B. Zook, AIA was born in Chicago in 1920, the son of noted Chicago-area architect R. Harold Zook. The younger Zook studied architecture at Cornell University, graduating in 1941, after which he began working at his father's firm. In 1946 he moved to Palm Springs, where he worked for Clark & Frey. In 1947, Zook moved to Pasadena, where he briefly partnered with Harold J. Bissner before starting his own firm in 1948. He worked in Pasadena until 1962, when he moved his office to Corona Del Mar.

## Appendix B: Overview of Tract Development

Following is an overview of select residential subdivisions that were recorded in Palm Springs from the 1920s through the 1960s; this was developed for reference by the project team and is outside of the required scope of services for the project. This information was compiled to provide background information on the residential development of Palm Springs in order to understand the evolution of neighborhoods in the city and evaluate potential historic districts. It is not intended to be an exhaustive history of each tract, which is more detailed information than is typically required in a citywide historic context statement. For some tracts little information exists, but any detail about a tract that was uncovered as part of this study is included to aid future researchers. The subdivisions are listed chronologically by the date they were initially recorded.



<b>NAME</b>	Vista Acres	Map # 1
<b>DATE</b>	1923	
<b>DEVELOPER</b>	Prescott T. Stevens	
<b>BOUNDARY</b>	Tachevah Drive to the north, Tamarisk Road to the south, N. Indian Canyon to the west, and N. Via Miraleste to the east.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	The transition from resort to residential development began in earnest in 1923. In January of that year, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. This was quickly followed in March by the subdivision of Las Hacienditas, immediately to the south of El Mirador, developed by Dr. J.J. Kocher.	

# MAP

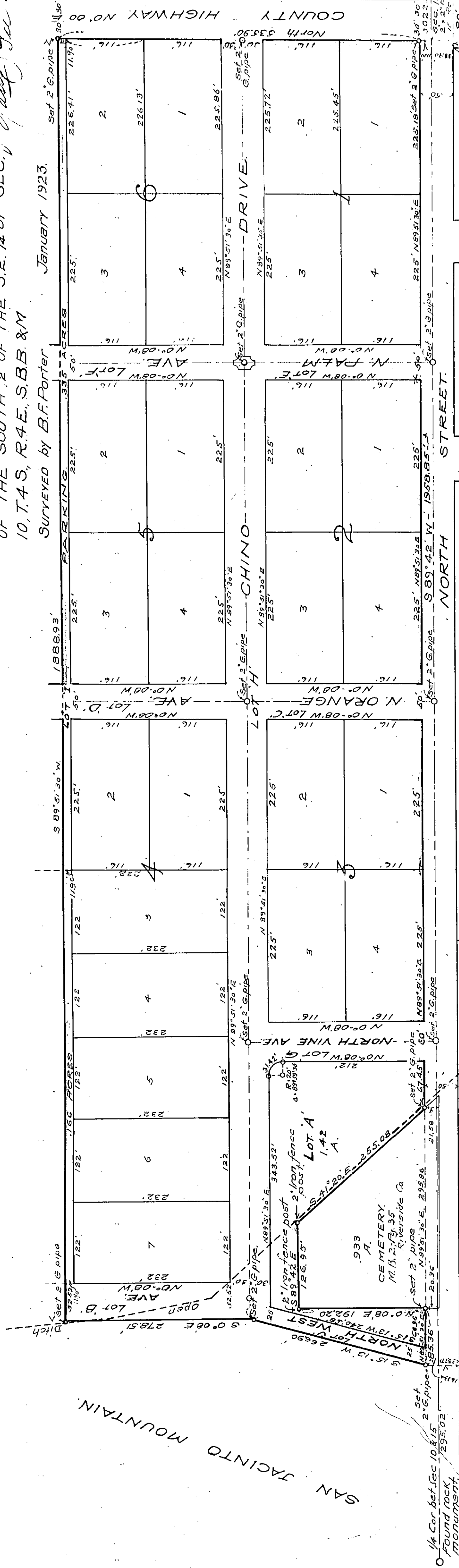
OF

## VISTA ACRES

BEING A SUBDIVISION OF A PORTION  
OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SEC. 17  
10, T.4 S., R.4 E., S.B.B. & M

SURVEYED by B.F. Porter  
JANUARY 1923.

Note: Meridian taken from tangent  
of County Highway Route No. 18 Pt. 381+91.75  
to Sta. PC. 436+05.11



PALM

SPRINGS.

ORANGE

NORTH STREET

PALM

AVE.

MAIN

AVE.

I hereby certify that I am the owner of or interested in the land included within the subdivision shown on the annexed map, and that I am the only person whose consent is necessary to pass a clear title to said land and that I consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to the public use of the streets, avenues and alleys shown on said map, within said subdivision.

On this 26th day of February 1923, before me, E.H. Wells, a Notary Public in and for said County of Riverside, State of California, residing therein, duly commissioned, appeared personally the following named persons, known to me to be the owners of the above described property and known to me to be the person whose name is attached to the within instrument and acknowledged to me that he executed the same, in witness whereof, I have hereunto set my hand and affixed my official seal, this day and year in this certificate first above written.

Witness my hand and seal this 26th day of February 1923.

Notary Public in and for Riverside County, State of California.

Resolved: That the within map be and hereby is adopted as the official Map of Vista Acres, addition to Palm Springs and that the streets and alleys as shown on said map are hereby not accepted as public streets and alleys and that the County Clerk is hereby authorized and directed to attest Map by signing his name thereto as County Clerk for and in behalf of the County and to affix the seal of said County thereto.

I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Riverside this 26th day of March 1923.

D. G. Clayton  
County Clerk

Wm. Louis Carlson  
Deputy County Clerk

I hereby certify that a bond has been filed with and accepted by the Board of Supervisors, guaranteeing the payment of taxes, now a lien but not yet payable, as required by Chapter 306, Acts of 1913.

Dated March 26, 1923. D. G. Clayton  
County Clerk

Wm. Louis Carlson  
Deputy County Clerk

I hereby certify that there are no liens for unpaid taxes against any portion of the subdivision as shown by this map.

Dated March 24, 1923. Chas. J. Reed  
County Auditor

SCALE: 1 IN = 100 FT.

I, B.F. Porter, hereby certify that this map consisting of one sheet correctly represents a survey made by me January 1923, and that all the monuments shown hereon actually exist and their positions are correctly shown.

B.F. Porter  
Licensed Surveyor

Approved this 24th day of March 1923  
County Surveyor

Approved this day of 1923  
County Assessor

0 Denotes 2"x30" Galv. pipes set by me 12" below the surface, January 1923.  
2"x3"x18" stakes set at all lot corners in Blocks 1 to 6 inclusive.

<b>NAME</b>	Las Hacienditas	Map # 2
<b>DATE</b>	1923	
<b>DEVELOPER</b>	J.J. Kocher	
<b>BOUNDARY</b>	Tachevah Drive to the north, Tamarisk Road to the south, N. Indian Canyon to the west, and N. Via Miraleste to the east.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	In March of 1923, Las Hacienditas, located immediately to the south of El Mirador, was developed by Dr. J.J. Kocher.	

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement &amp; Survey Findings

HISTORIC RESOURCES GROUP

MAP  
OF

LAS HACENDITAS

BEING A SUBDIVISION OF A PORTION OF THE NORTH  
WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 11,  
T4S, R4E, S.B.B. & M.

Surveyed by B.F. Porter, L.L.S. March 1923.

FILED IN MORE  
E. J. Porter  
County Clerk

I hereby certify that a bond has been filed with  
and accepted by the Board of Supervisors quar-  
antessing the payment of taxes now a lien, but  
not yet payable, as required by Chapter 306,  
Acts of 1913.

Dated May 7, 1923. H. G. Clayton  
County Clerk.  
Wm. Lewis Carlson  
Deputy County Clerk.

I hereby certify that there are no liens for  
unpaid taxes against any portion of the  
subdivision as shown by this map, except taxes  
not yet payable, as required by Chapter 306,  
Acts of 1913.

Dated May 7, 1923. H. G. Clayton  
County Clerk.  
Wm. Lewis Carlson  
Deputy County Clerk.

I, B. F. Porter, hereby certify that this map  
consisting of one sheet correctly represents  
a survey made by me March 1923 and that  
all the monuments shown hereon actually  
exist and their positions correctly shown.

Dated May 7, 1923. B. F. Porter  
Licensed Land Surveyor

Approved this 7th day of May 1923.

A. C. Sullivan  
County Surveyor

Approved this 7th day of May 1923.

County Assessor

- Denotes 2" 30" pipe set by me 12" below the  
surface, March 1923.
- Denotes 2" 2" stakes set at all lot corners  
in blocks 1, 2, 3, & 4.

We hereby certify that we are the owners of or  
interested in the land included within the subdivision  
shown on the annexed map and that we are the  
only persons whose consent is necessary to pass  
a clear title to said land and that we consent to  
the making of said map and subdivision as shown  
within the colored border line, and hereby dedicate  
to the public use of the streets and alleys shown  
on said map, within said subdivision

J. J. Kocher  
L. Carata M. Kocher

State of California ) ss.  
County of Riverside )

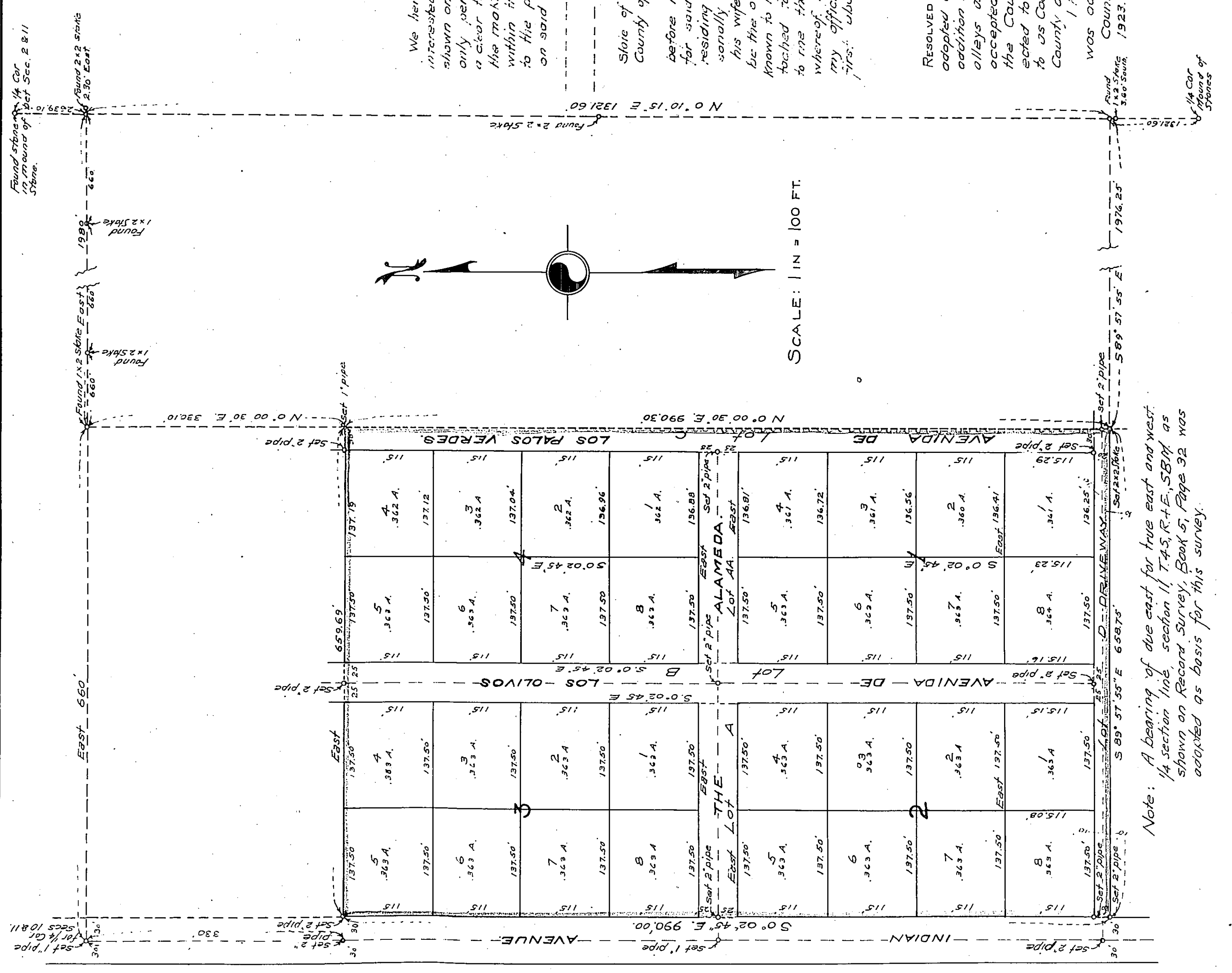
I, Carl H. Lysaker, this 17th day of April 1923  
before me, Carl H. Lysaker, a Notary Public, in and  
for said County of Riverside, State of California,  
residing therein, duly commissioned and sworn per-  
sonally, appeared J. J. Kocher & L. Carata M. Kocher,  
his wife, known to me to be the owners of the above described property and  
known to me to be the persons whose names are at-  
tached to the within instrument and acknowledged  
to me that they executed the same. In witness  
whereof, I have hereunto set my hand and affixed  
my official seal, the day and year in this certificate  
first above written

Carl H. Lysaker  
Notary Public in and for Riverside  
County, State of California.

RESOLVED: That the within map be and hereby is  
adopted as the official map of Las Hacenditas, on  
addition to Palm Springs, and that the Streets and  
alleys as shown on said map are hereby not  
accepted as public streets and alleys and that  
the County Clerk is hereby authorized and di-  
rected to attest map by signing his name there-  
to as County Clerk for and in behalf of the  
County, and to affix the seal of said County thereto.

I hereby certify that the foregoing resolution  
was adopted by the Board of Supervisors of the  
County of Riverside this 17th day of May  
1923.

H. G. Clayton  
County Clerk  
Wm. Lewis Carlson  
Deputy County Clerk

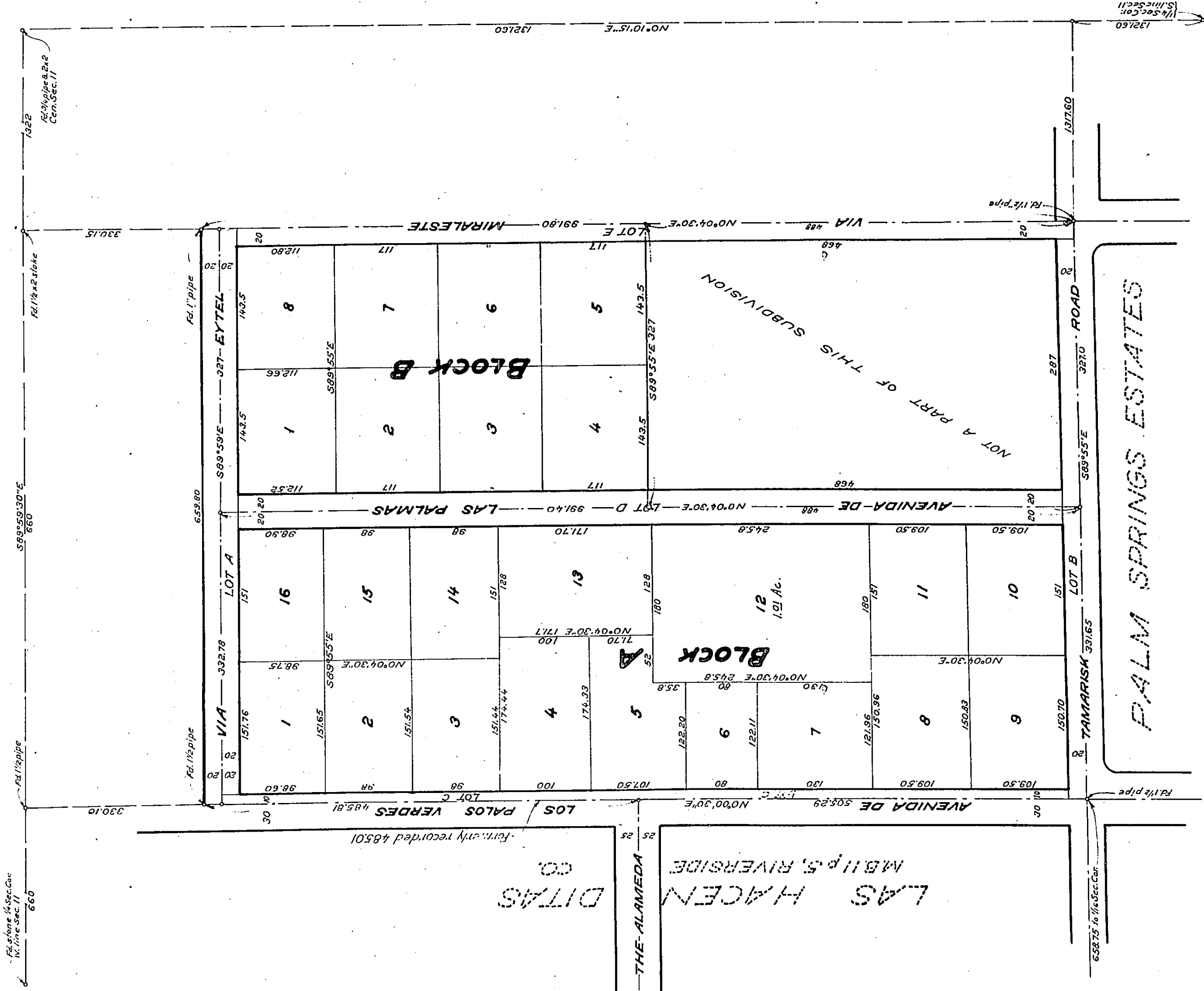


Note: A bearing of due east for true east and west  
1/4 section line, section 11, T4S, R4E, S.B.M. as  
shown on Record Survey, Book 5, Page 32 was  
adopted as basis for this survey.

MB 15/55

12/55

NOTE  
2x2 Redwood stakes, pointed white, set at all lot corners.  
3/4x30" iron pipes set at points shown (thus) except where otherwise noted.  
Distances are in feet and decimals thereof.  
Bearings are derived from a solar observation and are true bearings.  
Acreage is net.



# LAS HACENDITAS No. 2

Being a Subdivision of the S.E. 1/4 of the N.W. 1/4 of the S.W. 1/4; and the S. 1/2 of the N.E. 1/4 of the N.W. 1/4 of the S.W. 1/4 of Sec. 11, T4S, R4E, S8M.

DAVIDSON & FULMOR CIVIL ENGINEERS  
JAN. 1927

Sec. 11, T4S, R4E, S8M  
MAR 7 1927  
COUNTY REC'D  
J. A. R. 202  
K. 5.00  
4:45 - P.M.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet; that we are the only persons whose consent is necessary to pass a clear title to said land; and that we consent to the making of said map and subdivision as shown within the colored border line.

Davidson & Fulmor  
Charles M. Tucker

RESOLVED, That the within map be and hereby is adopted as the OFFICIAL MAP of LAS HACENDITAS No. 2 that the streets as shown on said map are hereby not accepted as public streets; and that the County Clerk is hereby authorized and directed to affix said map by signing his name thereto as County Clerk for and in behalf of said County, and to affix the seal of said County thereto. I hereby certify that the foregoing resolution was passed by the Board of Supervisors of the County of Riverside this 21st day of January, 1927.

D. G. Clayton COUNTY CLERK  
J. F. Reimer DEPUTY

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
On this 18th day of January 1927 before me  
Robert L. Edwards a Notary Public in and for said County and State personally appeared David M. Tucker known to me to be the persons who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

Robert L. Edwards  
NOTARY PUBLIC IN AND FOR THE  
COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
My commission expires  
December 30, 1930.

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my supervision in January 1927; that all the monuments shown hereon actually exist, and that their positions are correctly shown.

J. F. Davidson  
LICENSED LAND SURVEYOR

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within this subdivision.

M. S. Grant  
COUNTY AUDITOR  
DEPUTY

Approved this 5th day of Feb 1927 Approved this 21st day of February 1927.

J. H. Keith  
COUNTY ASSESSOR  
E. W. Easterling DEPUTY

Approved this 21st day of February 1927.

Book 4103 A

MB 15 / 55



<b>NAME</b>	Tahquitz Park Tracts #1 and #2 (colloquially known as the Tennis Club neighborhood)	Map # 3
<b>DATE</b>	c. 1923	
<b>BOUNDARY</b>	Tract #1: Baristo Road on the north, Tahquitz Drive on the west, Ramon Road on the south, and Patencio Road on the east. Tract #2: Baristo Road on the south, Tahquitz Drive on the west, the north side of Arenas Road to the north, and Patencio Road on the east.	
<b>DEVELOPER</b>	Pearl McCallum McManus	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Nowhere in the village is Pearl McCallum McManus' influence more readily felt than in her Tahquitz Park tracts.<sup>1</sup> Between 1910 and 1923, McManus developed her father's ranch into a community of restaurants, shops, hotels, small inns, clubs, churches, condominiums and private residences. She sold lots only after careful examination had been made of both the buyer and their intended plans, and even after the sale, maintained a controlling hand, having first exacted a promise that any structure built</p> <p>In March of 1923, McManus subdivided Tahquitz Park Tract #2. McManus built herself a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark.<sup>2</sup> However, building was generally slow in both developments. To boost sales at the tract, McManus and her husband built a speculative house known as "The Tahquitz Park Demonstration House" (a.k.a., Tahquitz House) (1937-38, Charles O. Matcham) on Valmonte del Norte. Interiors were furnished by Barker Brothers "in the soft subtle shades of desert color."<sup>3</sup> The Minimal Traditional-style house was featured in the November 1938 issue of <i>Arts + Architecture</i> magazine along with ads by the McManus Realty Co. for its sale.</p>	

<sup>1</sup> Steve Vaught, *Sentinels in Stone: Palm Springs' Historic Tennis Club Neighborhood and its Iconic Walls* (Palm Springs, CA: Palm Springs Preservation Foundation, 2015).

<sup>2</sup> Peter Wild, *Tipping the Dream: A Brief History of Palm Springs* (Johannesberg, CA: The Shady Myrick Research Project, 2007), 109.

<sup>3</sup> Barker Brothers Ad, *Arts + Architecture*, November 1938, 11.

**FINAL DRAFT – FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

# TAHQUITZ PARK

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1 AND BLOCK 2 AS SHOWN ON MAP OF PALM SPRINGS RECORDED IN BOOK 9 OF MAPS PAGE 432 RECORDS OF SAN DIEGO COUNTY.

RIVERSIDE COUNTY, CALIFORNIA.

SURVEYED BY H. D. BRADLEY, L. S.

MARCH, 1923. SCALE 1" = 100 FEET.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER AND HEREBY DEDICATE TO PUBLIC USE ALL THE STREETS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

*Charles E. Callahan, The Citizens*

JELLMAN COMMERCIAL TRUST AND SAVINGS BANK

VICE PRESIDENT

SECRETARY

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS 30th DAY OF April IN THE YEAR 1923, BEFORE ME  
F. H. Wells A NOTARY PUBLIC IN AND FOR SAID COUNTY OF RIVERSIDE, PERSONALLY APPEARED PEARL MCCALLUM, FORMERLY PEARL MCCALLUM, AND A. G. McMANUS (EQUITABLE OWNERS) KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

*G. H. Wells*

NOTARY PUBLIC IN AND FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }  
ON THIS 14th DAY OF May IN THE YEAR 1923, BEFORE ME  
HARRY E. STROG A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, PERSONALLY APPEARED R. R. BROWN, JR., AND H. A. WELLS, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN BEHALF OF THE SAID CORPORATION.

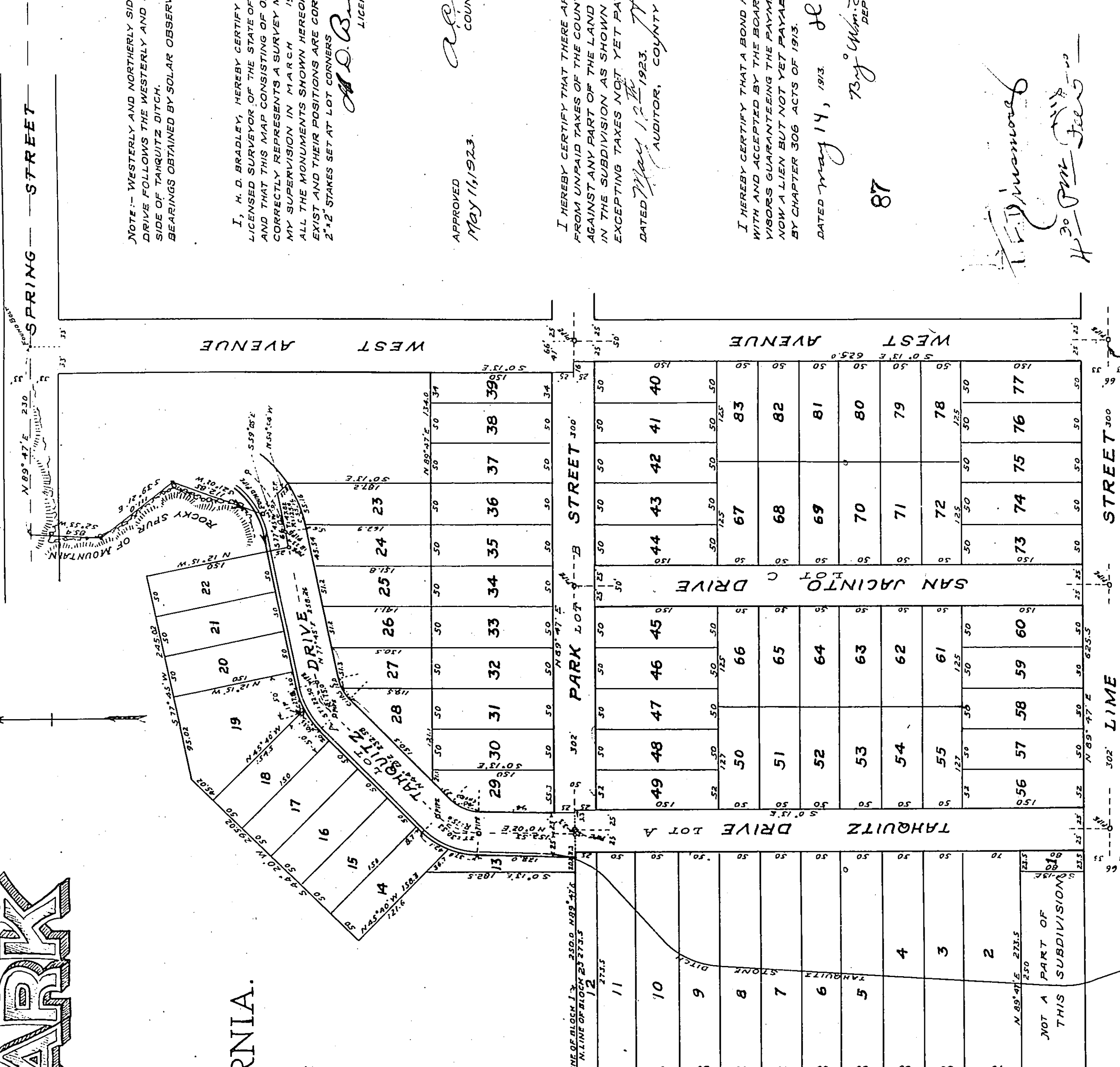
*Allen G. Strong*  
NOTARY PUBLIC IN AND FOR THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

RESOLVED: THAT THE WITHIN MAP BE AND HEREBY IS ADOPTED AS THE OFFICIAL MAP OF "TAHQUITZ PARK", AND THAT THE STREETS AND ALLEYS AS SHOWN ON SAID MAP ARE NOT ADOPTED AS PUBLIC STREETS AND ALLEYS AND THAT THE COUNTY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HIS NAME THEREON AS COUNTY CLERK FOR AND IN BEHALF OF THE COUNTY AND TO AFFIX THE SEAL OF SAID COUNTY THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE THIS 14th DAY OF May 1923.

*H. G. Clayton*  
COUNTY CLERK

*By Wm. Louis Carlson, Deputy*



NOTE: WESTERLY AND NORTHERLY SIDE OF TAHQUITZ DRIVE FOLLOWS THE WESTERLY AND NORTHERLY SIDE OF TAHQUITZ DITCH. BEARINGS OBTAINED BY SOLAR OBSERVATION.

I, H. D. BRADLEY, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTS OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH 1923, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. 2"x2" STAKES SET AT LOT CORNERS.

*H. D. Bradley*  
LICENSED SURVEYOR

APPROVED  
May 11, 1923.

*A. P. Fisher*  
COUNTY SURVEYOR

I HEREBY CERTIFY THAT THERE ARE NO LIENS FROM UNPAID TAXES OF THE COUNTY OF RIVERSIDE AGAINST ANY PART OF THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN UPON THIS MAP EXCEPTING TAXES NOT YET PAYABLE.

DATED May 14, 1923. *H. E. Raymer*  
AUDITOR, COUNTY OF RIVERSIDE.

I HEREBY CERTIFY THAT A BOND HAS BEEN FILED WITH AND ACCEPTED BY THE BOARD OF SUPERVISORS GUARANTEEING THE PAYMENT OF TAXES NOW A LIEN BUT NOT YET PAYABLE AS REQUIRED BY CHAPTER 306 ACTS OF 1913.

DATED May 14, 1923. *H. G. Clayton*  
COUNTY CLERK  
*By Wm. Louis Carlson*  
DEPUTY COUNTY CLERK

87

*H. E. Raymer*

*H. E. Raymer*

as shown on map of Palm Springs, as recorded in Book 9, pg. 432, Records of San Diego County

Book 117 A

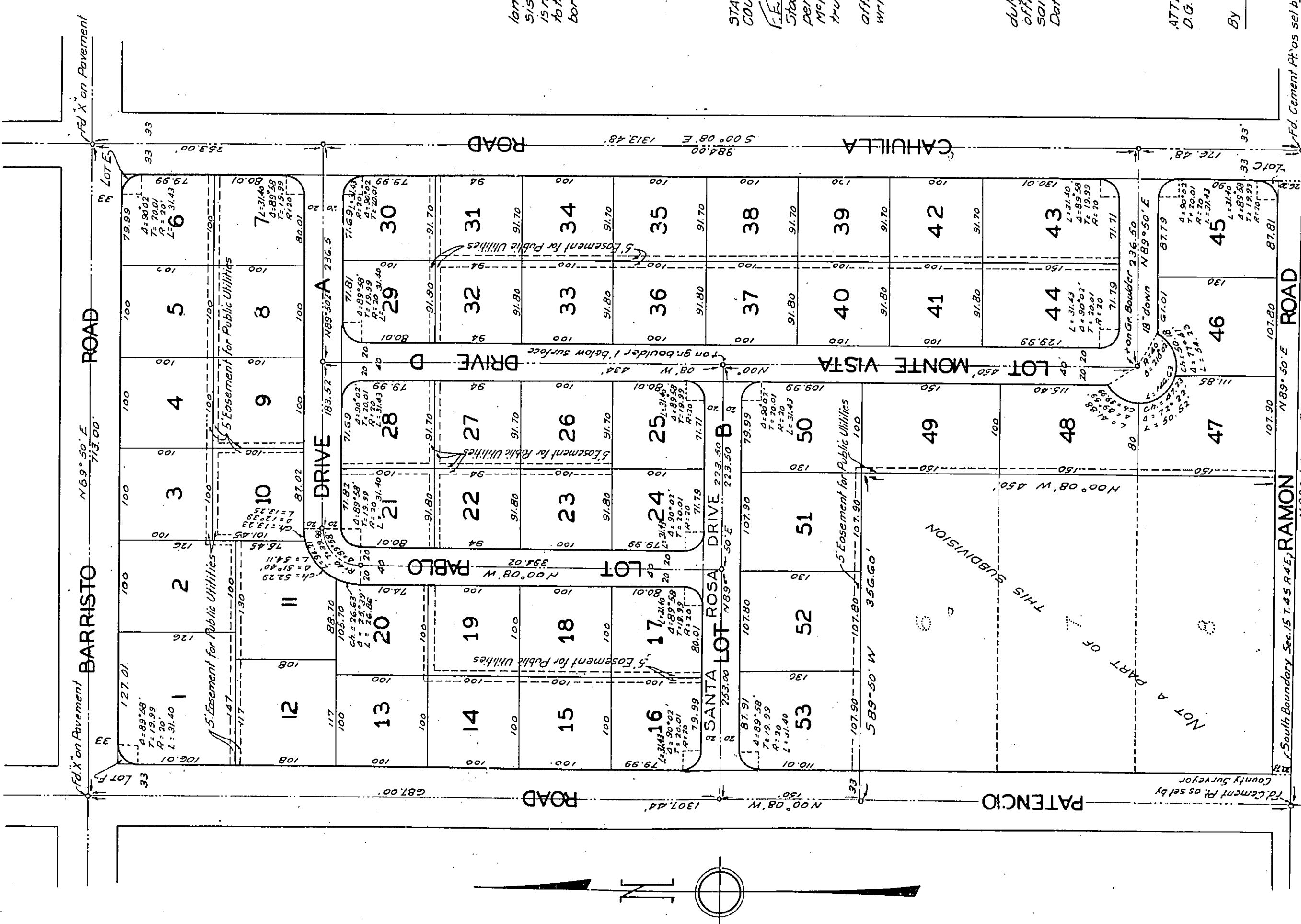
19/2

**FILED**  
AUG. 18. 1936  
SECURITY TITLE  
INSURANCE AND GUARANTEE

COMPANY  
**JANCO ROAD**  
RECORDED  
Fee \$500  
J.S. Rouben

# TAHQUITZ PARK NO. 2

Being a Subdivision of Lots 1-2-3-4-5-9-10-11-12-13-14-15-16  
all of Block 4 as shown on a Map of Palm Springs on file  
in the office of the County Recorder of San Diego County,  
State of California in Book 9 of Maps at page 432.  
DAVIDSON & FULMER  
ENGINEERS  
JUNE 1936



I hereby certify that a bond in the sum of \$800.00 has been  
executed and filed with the Board of Supervisors of the County of  
Riverside, State of California, conditioned upon the payment of all  
taxes, State, County, Municipal or Local and all special assessments  
collected as taxes, which at the time of filing of the annexed map with  
the County Recorder, are a lien against said property, but not yet  
payable, and said bond has been duly approved by said Board of  
Supervisors.  
Dated this 17 day of Aug. 1936. D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors

By **R. J. Switzer** Deputy

I hereby certify that, according to the records of this office  
as of this date there are no liens against the real property shown  
on the annexed map for unpaid State, County, Municipal or local  
taxes or special assessments collected as taxes, except taxes  
and special assessments not yet payable which are  
estimated at \$800.  
Dated this 17 day of August 1936

By **A. T. Hicks**  
Deputy Auditor of Riverside County  
State of California

I hereby certify that I am a Registered Engineer of the  
State of California and that this map consisting of one (1) sheet  
correctly represents this survey made under my supervision in  
June 1936 and that all the monuments shown hereon actually  
exist and their positions are correctly shown.

By **J. E. McKeown**  
Registered Engineer No. 882

Approved by the Riverside County Planning Commission in  
accordance with the requirements of law in duly authorized  
meeting held June 24 - 29 - 1936.

By **J. E. McKeown**  
Secretary

In the Coachella Valley County Water District  
In the Palm Springs Fire Protection District  
In the Palm Springs Police Protection District  
In the Palm Springs Cemetery District  
In the Palm Springs Sanitary District

Bearings are derived from the Center Line of Baristo Road as established  
by the County Surveyor of Riverside County, and are true courses.  
2x2 R.W. stakes painted white set at all corners.  
3"x30" iron pipes 30' long set in concrete at points shown thus o unless  
otherwise noted.  
Distances as shown are in feet and decimals thereof.  
Examined August 17, 1936.

By **D. G. Clayton**  
County Surveyor

We hereby certify that we are the owners of or interested in the  
land included in the subdivision shown on the annexed map con-  
sisting of one (1) sheet; that we are the only persons whose consent  
is necessary to pass a clear title to said land and we hereby consent  
to the making of said map and subdivision as shown within the colored  
border line, and hereby dedicate to public use lots 4, 8, C, D, E and F.

By **J. E. McKeown**  
Notary Public in and for the County of Riverside  
State of California

STATE OF CALIFORNIA ) ss.  
COUNTY OF RIVERSIDE ) ss.  
On this 17 day of August 1936 before me  
J. E. McKeown, a Notary Public in and for the County of Riverside,  
State of California, residing therein, duly commissioned and sworn,  
personally appeared PEARL McCALLUM, McMANUS and AUSTIN G.  
McMANUS known to me to be the persons who executed the within in-  
strument and they acknowledged to me that they executed the same  
IN WITNESS WHEREOF I have hereunto subscribed my name and  
affixed my official seal the day and year in this certificate first above  
written.

By **J. E. McKeown**  
Notary Public in and for the County of Riverside  
State of California

The County of Riverside, State of California, by and thru its  
duly authorized officers hereby approves said final map as the  
official map of TAHQUITZ PARK No. 2, but the sheets as shown on  
said map are hereby not accepted as public streets.  
Dated this 17 day of Aug. 1936.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By **J. E. McKeown**  
Chairman of the Board of Supervisors

ATTEST  
D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors.

By **R. J. Switzer** Deputy

Notary Public in and for the County of Riverside  
State of California

AGUA CALIENTE INDIAN RESERVATION

Book 7

MB 19/2

<b>NAME</b>	Palm Canyon Mesa	Map # 4
<b>DATE</b>	1924	
<b>DEVELOPER</b>	Edmond T. Fulford	
<b>BOUNDARY</b>	Bordered on the east by S. Palm Canyon Drive and includes Ridge Road to the north, Crestview Drive to the west, and Camino Descanso to the south.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates)<sup>4</sup> is a development nestled in the foothills of the southern end of the city. The subdivision was the vision of Edmond T. Fulford (1890-1936), the founder of the successful Builders Supply Company in Palm Springs. Fulford and his wife Marion took up residency in the desert in 1921.</p> <p>Palm Canyon Mesa was planned as a self-contained community accessed through a common main entrance.<sup>5</sup> The development was created in two phases: phase one included 172 parcels in 1924, followed by an additional 71 parcels to the south in 1927. Development in Palm Canyon Mesa was not instantaneous; Sanborn maps from 1929 show that just ten homes had been constructed in the development by that time; however, development continued in the 1930s and 1940s.<sup>6</sup> A gate for the community still stands at the corner of South Palm Canyon Drive and El Portal.</p>	

<sup>4</sup> The *Palm Springs Limelight* of December 26, 1936, the *San Bernardino County Sun* of April 7, 1936, and the *Los Angeles Times* of April 7, 1936 refer to the Edmond T Fulford and Edmund Goulding estate on Ridge Road as being in “the former Tahquitz Desert Estates.”

<sup>5</sup> Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 233.

<sup>6</sup> In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as “Palm Canyon Estates” by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. Forest O. Stanton built a house for himself and his wife at 2097 Camino Barranca.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

Original

Sheet 1

# PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CAL.

BEING A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$  OF  
THE N $\frac{1}{2}$  OF SECTION 27, T $\frac{1}{2}$ S. R $\frac{1}{2}$ E. S.B. 22N1.

Scale 1"=50'

Surveyed by E.J. Herman,  
Los Angeles, Cal.

December 1924

I, Eugene J. Herman, hereby certify that I am a Civil Engineer and that this map  
consisting of five sheets, correctly represents a survey made under my supervision  
between 1924 and 1925 and that all the monuments shown hereon actually exist and their  
positions are correctly shown.

E. J. Herman

We hereby certify that we are the owners of or interested in the land indicated  
within the subdivision shown on the attached map and that we are the only persons  
whose consent is necessary to pass a clear title to said land and we consent  
to the making of said map and subdivision as shown within the colored border line  
and we hereby declare to the public that the Roads, Ways, Drives and other as shown  
on said map within said subdivision.

THE GUARANTEE & TRUST COMPANY

By E. J. Herman President  
By [Signature] Secretary

STATE OF CALIFORNIA ) ss. On this 31<sup>st</sup> day of Dec., 1925, in the year one thousand nine hundred  
and twenty five, before me, W. J. [Signature] Notary Public in and for said County of Riverside,  
State of California, residing therein, duly commissioned and sworn, personally appeared  
Eugene J. Herman, Civil Engineer.

Known to me to be the person whose name is subscribed to the within instrument  
and acknowledged to me that he executed the same, in witness whereof I have  
hereunto set my hand and affixed my official seal the day and year in this certificate  
first above written.

W. J. [Signature]  
Notary Public in and for Riverside County, State of California

STATE OF CALIFORNIA ) ss. On this 12<sup>th</sup> day of Jan., 1925, in the year one thousand nine hundred  
and twenty five, before me, W. J. [Signature] Notary Public in and for said County of Los Angeles,  
State of California, residing therein, duly commissioned and sworn, personally appeared  
J. T. Keough, Secretary of the State Guaranty Trust Company, the corporation  
that executed the within instrument and known to me to be the persons whose names are  
subscribed thereto and acknowledged to me that such corporation executed the same.  
In witness whereof I have hereunto set my hand and affixed my  
official seal the day and year in this certificate first above written.

W. J. [Signature]  
Notary Public in and for Los Angeles County, State of California.

J. T. KEOUGH  
GEORGE A.

RESOLVED: That the within Map be and hereby is adopted as  
the Official Map of PALM CANYON MESA TRACT and that the  
streets as shown on said map are hereby not accepted as  
Public streets and that the County Clerk is hereby authorized  
and directed to attest map by signing his name thereto as  
County Clerk for and in behalf of the County and to affix the  
seal of said County thereto.

I hereby certify that the foregoing resolution was adopted  
by the Board of Supervisors this 12<sup>th</sup> day of January, 1925.

Dated, January 12<sup>th</sup>, 1925.

[Signature]  
County Clerk

Approved this 19<sup>th</sup> day of January, 1925.

[Signature]  
County Assessor.

Approved this 12<sup>th</sup> day of January, 1925.

[Signature]  
County Surveyor.

I hereby certify that there are no liens for unpaid  
taxes against any portion of the subdivision as shown  
by this map.

Dated, January 16<sup>th</sup>, 1925.

[Signature]  
County Auditor.

## NOTE.

Bearings shown were derived from Solar Observation and  
are true courses.  
Small circles shown thus, "o" indicate "Set 1" Iron Pipe 12 inches deep."  
Stakes, 2x4x4, set at all lot corners except where otherwise shown.  
Distances shown are in feet and decimals thereof.  
Lot acreage was computed within lot lines.

PSC SAYS KINGCUTTE & CLARK BOW  
HOWEAS HERE

[Signature]

Feb 5 1925  
11:00 AM

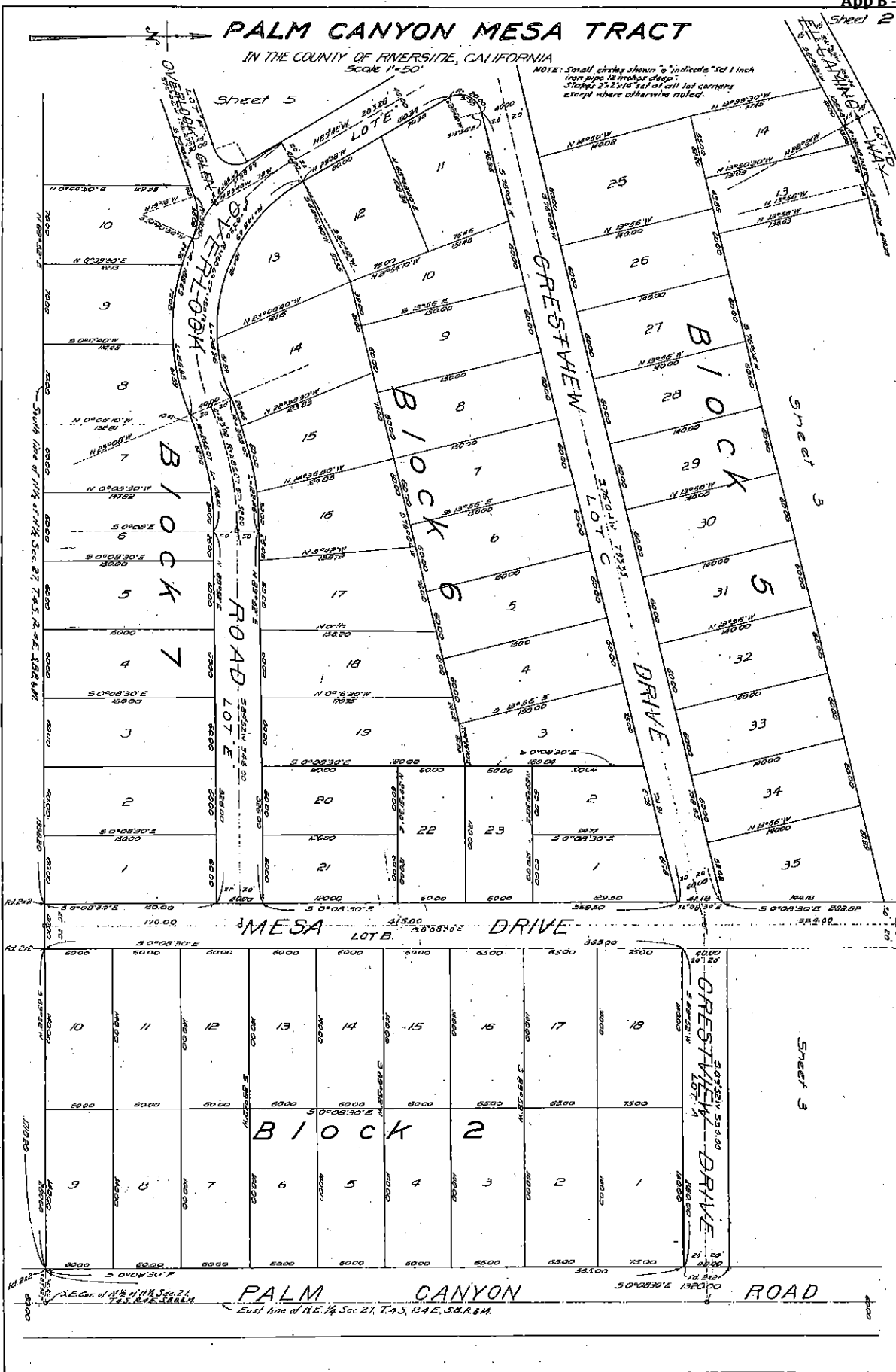


# PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

Scale 1"=50'

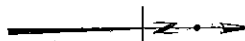
NOTE: Small circles shown "o" indicate "set 1 inch from pipe 12 inches deep."  
Stake 2 1/2 x 1/4 set at all lot corners except where otherwise noted.



Street 3

Scale 1"-50'

Sheet 4

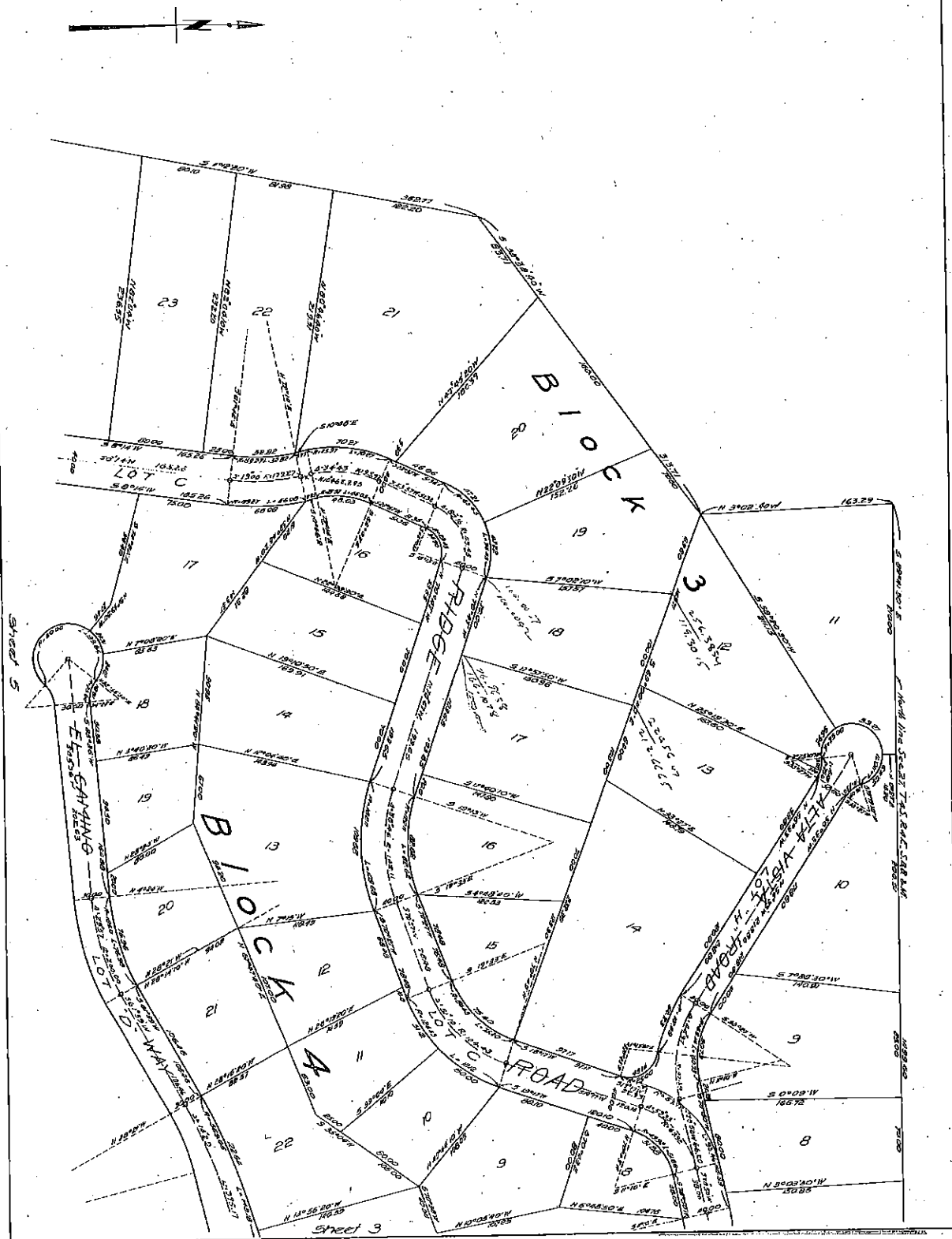


# PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

Scale 1"=50'

NOTE: Small circles shown thus: "o" indicate "Set 1 inch iron pipe 12 inches deep".  
Stakes 2"x2"-16" set at all lot corners except where otherwise noted.

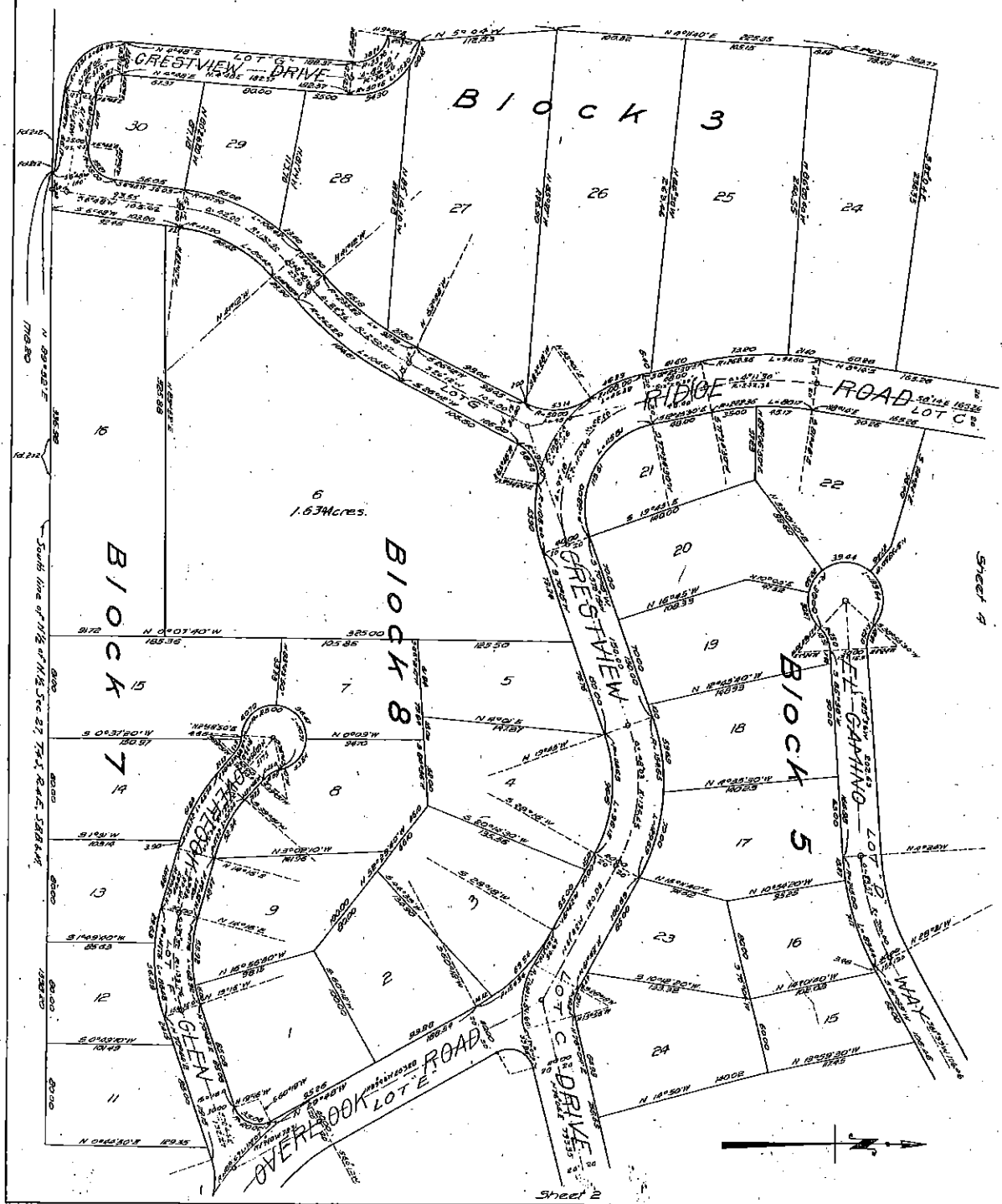


# PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

Scale 1"=50'

NOTE: Small circles shown thus "o" indicate "Set 1 inch iron pipe 12 inches deep."  
Stakes 8"x14" set at all lot corners except where otherwise noted.



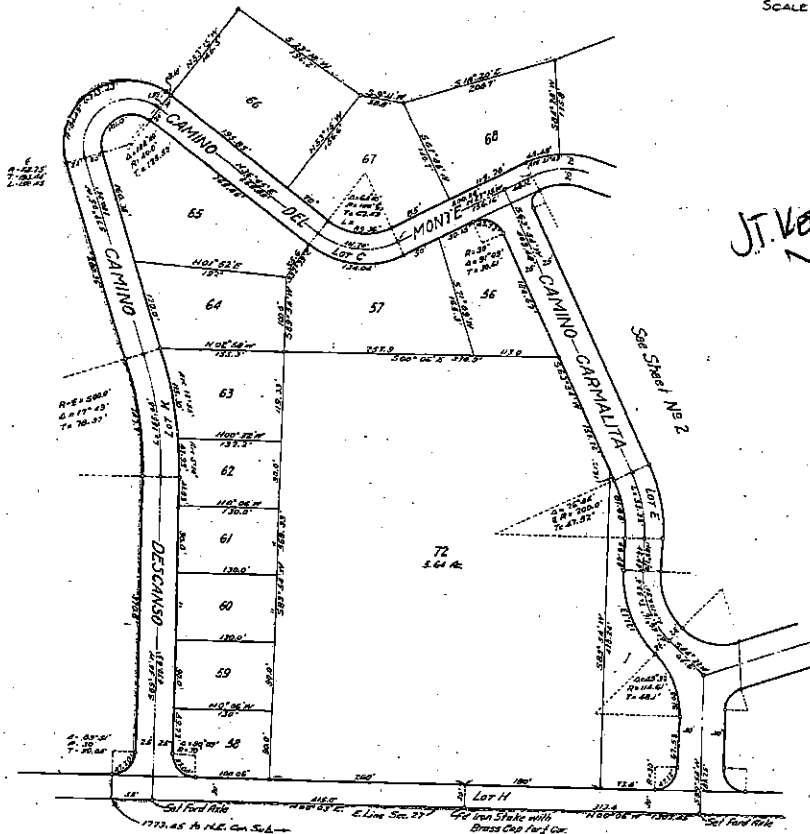
# PALM CANYON MESA TRACT

UNIT No 2  
Being a Portion of Section 27 T.4S. R.4 E. S. 8 B. & M.  
LEE NAFZGAR Civil Engineer  
August 1927  
SCALE 1"=100'

Sheet No 1

NOV 12 1927  
JACK O. ROSS  
J. B. ROW

By Riverside Title Co. - 8 am.  
Fee 500



We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C, D, E, F, G, H, I, and L.

**Title Guarantee and Trust Company.**

By J. T. Kenny  
Attorney at Law  
August 1927

**RESOLVED:**  
That the within map be and hereby is adopted as the official map of Palm Canyon Mesa Tract Unit No 2, that the streets as shown on said map are hereby not accepted as public streets, that the County Clerk is hereby authorized and directed to effect said map by giving his name thereto as County Clerk for and in behalf of said County and to affix the seal of said County thereto.  
I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Riverside this 14th day of November 1927.

Del Clayton  
County Clerk  
J. B. Row

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within this subdivision except those now possessed but not yet payable.

J. C. Kasper  
County Auditor  
Nov. 10, 1927  
R. J. Fisher  
Deputy

Whereby certify that no bond has been filed with and accepted by the Board of Supervisors guaranteeing the payment of taxes now due and payable, and as required by Chapter 226, Laws of 1925.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision in July 1927, that all the monuments shown herein actually exist and their positions are correctly shown.

J. B. Row  
Licensed Land Surveyor

State of California ss  
County of Riverside ss  
On this 12th day of November 1927 before me, J. B. Row, a Notary Public in and for said County and State, personally appeared J. T. Kenny and J. B. Row, known to me to be the Vice Presidents of the Palm Canyon Mesa Tract Unit No 2 Corporation that executed the within instrument and known to me to be the persons whose names are subscribed to the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

E. B. Row  
Notary Public in and for the County of Riverside, State of California

Approved this 17th day of October 1927.  
A. C. Salmon  
County Surveyor

Approved this 17th day of October 1927.  
J. B. Row  
County Assessor

**NOTE**  
Bearings are derived from a solar observation and on five courses.  
2 1/2" R.M. stakes pointed white and all old corner distances as shown are in feet and decimals thereof. Circles show this on center lines of streets shown on 1/2" scale.

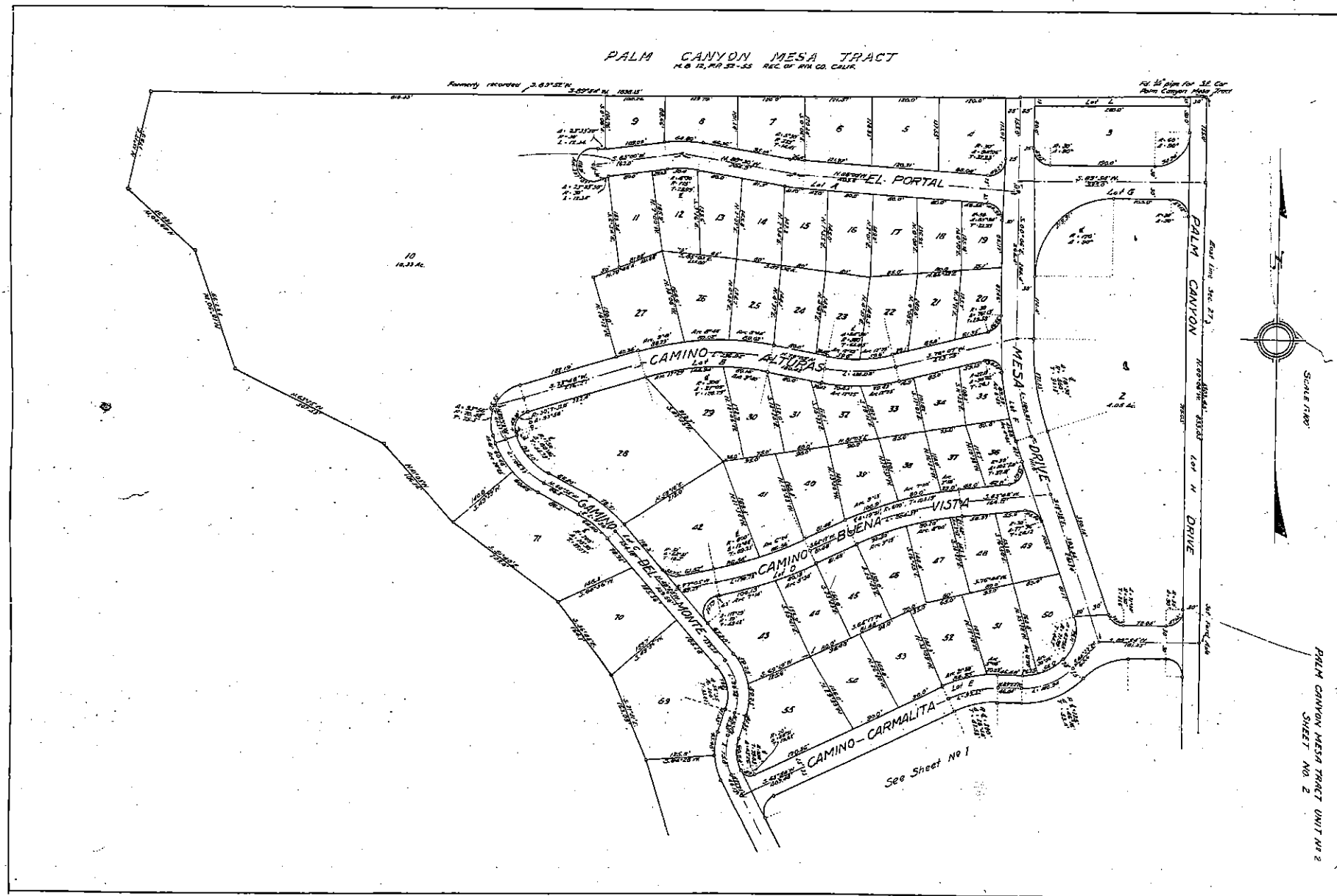
\_\_\_\_\_  
County Clerk  
\_\_\_\_\_  
Deputy

Book 7

MB 10/41



16/42



BOOK 7

MB 16/42

<b>NAME</b>	Araby Tract	Map # 5
<b>DATE</b>	1925	
<b>DEVELOPER</b>	H.W. Otis and Son	
<b>BOUNDARY</b>	Verbenia Street to the north, Murray Canyon to the south, West side of Rim Road to the east, Smokewood Avenue to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>South and east of the village of Palm Springs, H.W. Otis and Son, owners/sub-dividers began marketing and selling “Our Occidental Araby at Palm Springs.”<sup>7</sup> The 138-parcel tract of irregularly-shaped lots included graded streets, electrical service, and 10,000 feet of water pipe with “city pressure.”<sup>8</sup> The Los Angeles-based Otis “fell in love with the area and purchased this property for development as a community of desert homes-sites have in mind a completed whole which will be artistic and charming...in keeping with the natural beauty of the surroundings and thoroughly protected by sensible racial and building restrictions.”<sup>9</sup></p> <p>The sales brochure explained Otis’ vision for an attractive community, “Bear in mind, however, that the building of expensive homes is not required or expected. Suitable artistry is the keynote of this development.”<sup>10</sup> However, development was not instantaneous and Otis’ vision of a cohesive community never came to fruition. Otis did, however, build himself a home at 2200 Mesquite Drive.</p>	

<sup>7</sup> “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

<sup>8</sup> “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

<sup>9</sup> “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

<sup>10</sup> “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

Sheet 1

# ARABY TRACT.

IN THE COUNTY OF RIVERSIDE, CAL.

BEING A SUBDIVISION OF A PORTION OF THE SE<sup>1</sup>/<sub>4</sub> AND OF THE NE<sup>1</sup>/<sub>4</sub> OF SECTION 25, T4S. R4E. S.B.B.M.

Scale 1"=100'

Surveyed by E.J. Herman, C.E. June, 1925.  
Los Angeles, Cal.

**NOTE.**

Bearings shown were derived from the East line of Block 1  
"to the corner Mesa Trail" and are shown thus to indicate "Set" in pipe (2 inches deep), and Wood  
Stakes 2" x 4" were set at all corners except where otherwise shown.  
Distances shown are in feet and decimals thereof.

I, Eugene J. Herman, hereby certify that I am a Civil Engineer and that this map  
consisting of two sheets correctly represents a survey made under my supervision  
June, 1925 and that all the monuments shown herein actually exist and their  
positions are correctly shown.

E. J. Herman

We hereby certify that we are the owners of or interested in the land included  
within the subdivision shown on the attached map and that we are the only persons  
whose consent is necessary to pass a clear title to said land and we consent  
to the making of said map and subdivision as shown within the enclosed border line  
and we hereby declare to the public use the Meridian, lines, street and road shown  
on said map within said subdivision.

HEILMAN, COMMERCIAL TRUST AND SAVINGS BANK TRUSTEES

By [Signature] Vice President.  
By [Signature] Cash Secretary.

STATE OF CALIFORNIA } ss On this 9<sup>th</sup> day of Dec. in the year one thousand nine hundred  
and thirty five before me said I, David A. Hays, Public in and for said County of Los Angeles  
State of California, residing therein, duly commissioned and sworn, personally appeared  
Eugene J. Herman, Civil Engineer.

Known to me to be the person whose name is subscribed to the within instrument  
and acknowledged to me that he executed the same in the presence and in the hearing  
of my hand and affixed my official seal the day and year in this certificate  
first above written.

Eugene J. Herman

Notary Public in and for Los Angeles County, State of California.

STATE OF CALIFORNIA } ss On this 9<sup>th</sup> day of Dec. in the year one thousand nine hundred  
and thirty five before me said I, David A. Hays, Public in and for said County of Los Angeles,  
State of California, residing therein, duly commissioned and sworn, personally appeared  
Heilman, Commercial Trust and Savings Bank.

Known to me to be the President and Cash Secretary of the Heilman, Commercial Trust and Savings Bank  
that executed the within instrument and known to me to be the persons whose names are  
subscribed thereon and acknowledged to me that such corporation executed the same.  
In witness whereof I have hereunto set my hand and affixed my  
official seal the day and year in this certificate first above written.

David A. Hays

Notary Public in and for Los Angeles County, State of California.

RESOLVED: That the within Map be and hereby is adopted as  
the Official Map of ARABY TRACT and that the  
streets as shown on said map are hereby not accepted as  
Public streets and that the County Clerk is hereby authorized  
and directed to effect map by signing his name thereto as  
County Clerk for and in behalf of the County and to affix the  
seal of said County thereto.

I hereby certify that the foregoing resolution was adopted  
by the Board of Supervisors this 18<sup>th</sup> day of November 1925.

Dated, \_\_\_\_\_ 1925.

[Signature]  
County Clerk  
By [Signature]  
Deputy

Approved this 14<sup>th</sup> day of November 1925.

[Signature]  
County Assessor.

Approved this 14<sup>th</sup> day of November 1925.

[Signature]  
County Surveyor.

I hereby certify that there are no liens for unpaid  
taxes against any portion of the subdivision as shown  
by this map.

Dated, Nov 14<sup>th</sup> 1925

[Signature]  
County Auditor.

M.B. 13/61

Recd. H-7

[Signature]  
[Signature]  
[Signature]

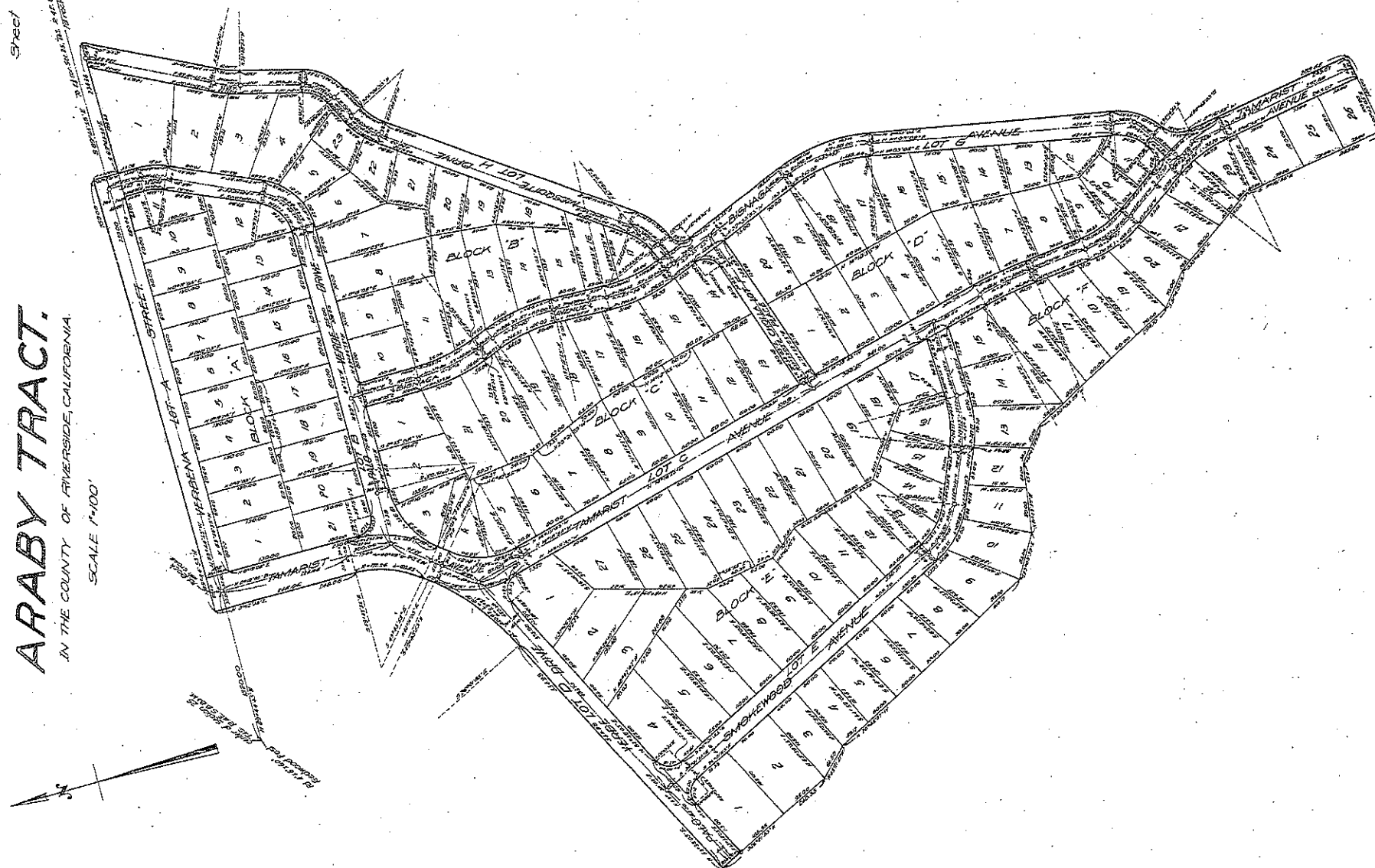
ARABY TRACT.

IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

SCALE 1"=100'

Sheet 2

M.B. 13/62



<b>NAME</b>	Merito Vista	Map # 6
<b>DATE</b>	1925	
<b>DEVELOPER</b>	Prescott T. Stevens	
<b>BOUNDARY</b>	N Via Monte Vista to the north, parcels to the north of N Palm Canyon Drive to the south, east side of W Crescent Drive to the west, and generally the west side of W Via Lola to the east.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Prescott T. Stevens (1846-1932) was ultimately Palm Springs' largest pre-World War II residential real estate developer. Stevens, a successful Colorado cattle rancher, relocated with his wife Frances to California in 1912 to seek refuge from her respiratory problems. They first settled in Hollywood, where he invested in Hollywood real estate, then moved to Palm Springs for the better air. By 1920, Stevens had purchased a large amount of land north of downtown Palm Springs. He also bought several thousand acres from the Southern Pacific Railroad to the east and the north of the village to ensure a steady supply of water for his holdings. He bought shares in the original Palm Valley Water Company and then formed the Whitewater Mutual Water Company and the Palm Springs Water Company. With his colleague Alvah Hicks, a carpenter and nascent homebuilder, they subdivided many of Palm Spring's earliest developments: the Merito Vista tract (1925), Las Palmas Estates (1926), and Palm Springs Estates (1927). Recognizing the best way to sell homes was through tourism, Stevens, Hicks and other developers built the legendary El Mirador Hotel in 1927. Before long, Stevens was convincing tourists to trade up to home ownership.</p> <p>Merito Vista was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."<sup>11</sup> Indeed the parcel sizes for the 125 lots in Merito Vista are narrow and deep. However, the design of the subdivision deviates from a basic grid pattern to include curving and rounded streets evocative of the suburban residential community plans of Frederick Law Olmsted.<sup>12</sup> Merito Vista was a success as it reportedly "...practically sold out during the first season."<sup>13</sup> Sanborn maps from 1929 reveal that sales may have been brisk, but building was far slower; just twelve parcels in the development had structures associated with them by 1929.<sup>14</sup> Homes in Merito Vista were chiefly Spanish Colonial Revival, or early iterations of the California Ranch style. More than twenty of them were reportedly built by carpenter turned general contractor, Alvah Hicks, who developed a reputation for quality building. Often these houses were built on speculation, then quickly sold.<sup>15</sup> Often, homeowners purchased multiple parcels for their estates, contributing to relatively low-density development. Even as late as 1952, aerial photographs show significant numbers of undeveloped parcels within the tract.</p>	

<sup>11</sup> "Display Ad 109," *Los Angeles Times*, February 7, 1926.

<sup>12</sup> Olmsted was America's pre-eminent landscape designer in the late 19<sup>th</sup> century. He designed the Columbian Exposition of 1893, New York's Central Park and the improvements to the White House grounds of 1902.

<sup>13</sup> "Desert Acres Jump to \$1500," *Los Angeles Times*, April 25, 1926, E7.

<sup>14</sup> Sanborn Maps online Los Angeles Public Library Database, Palm Springs Feb 1929, Sheet 8-9.

<sup>15</sup> Greg Niemann, *Palm Springs Legends* (San Diego, CA: Sunbelt Publications, 2006), 130.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings



**FILED**  
May 28, 1925  
by Security Title  
Insurance & Guaranty Company  
F.E. Dismore, Recorder  
at 4:00 P.M.  
Fee \$5.00

# MERITO VISTA

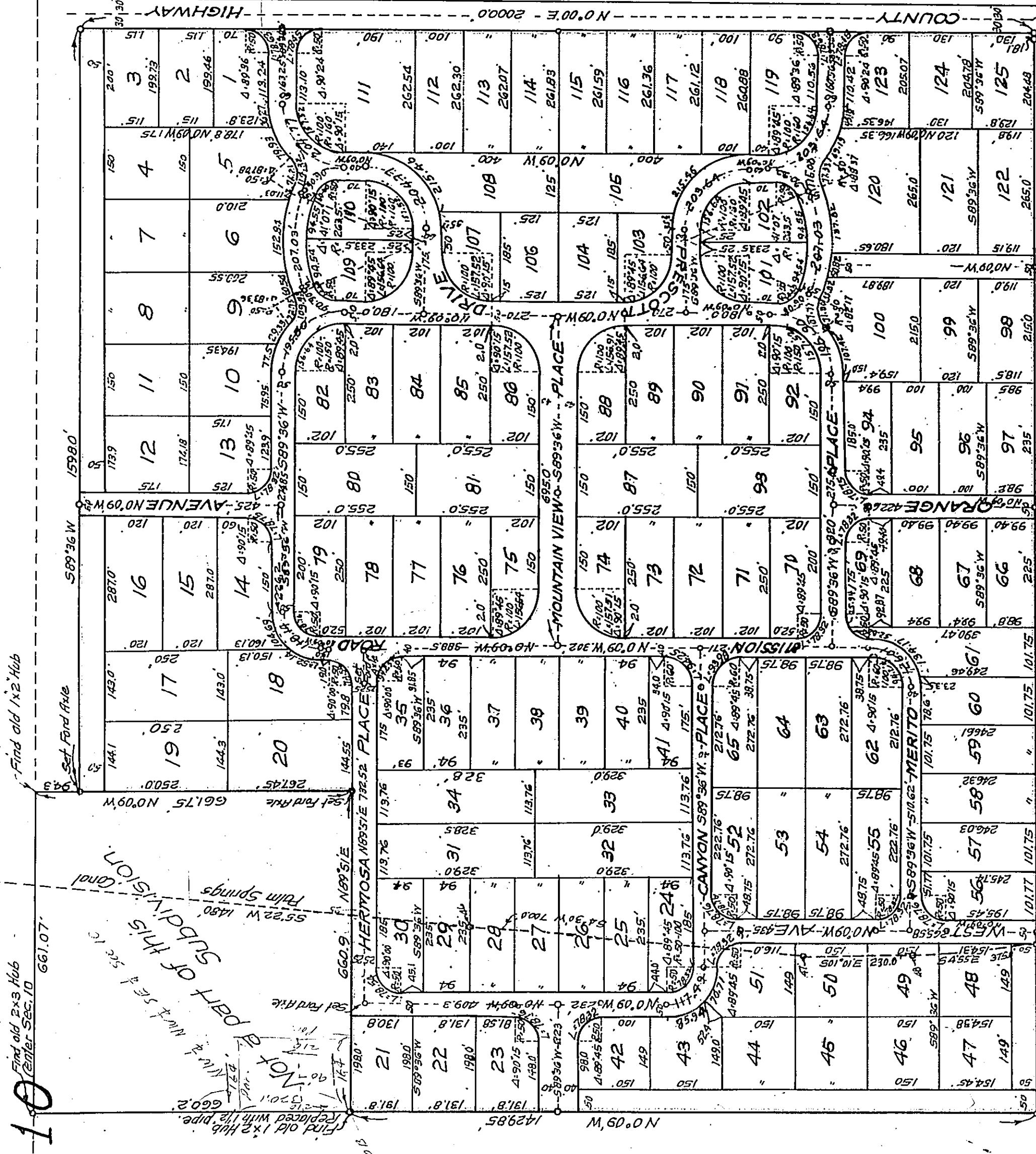
Being a subdivision of a portion of the South-east one-quarter (1/4) of Section 10 T.4S, R.4E, S.B.B. & M. Riverside County, California.

Davidson and Fulmer, Civil Engineers

April 1925.

Scale 1 in = 200 ft.

(Center of Sec. 10)



We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, consisting of one (1) sheet and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the signed border line.

*Francisco J. Stevens*

*Francisco J. Stevens*

By *Francisco J. Stevens*  
Her Attorney-in-Fact

STATE OF CALIFORNIA } ss. On this 18th day of May 1925 before me, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared FRANCISCO J. STEVENS known to me to be the person who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

*Francisco J. Stevens*  
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA } ss. On this 18th day of May 1925 before me, JOHN L. PRINCE, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn personally appeared, FRANCISCO J. STEVENS personally known to me to be the person described in and whose name is subscribed to the within instrument as the attorney-in-fact of FRANCISCO J. STEVENS and the said FRANCISCO J. STEVENS acknowledged to me that he subscribed the name of FRANCISCO J. STEVENS hereunto as principal and his own name as attorney-in-fact.

*John L. Prince*  
Notary Public in and for the County of Riverside, State of California.

RESOLVED: That the within map be and hereby is adopted as the official map of MERITO VISTA and that the streets as shown on said map are hereby not accepted as public streets and that the County Clerk is hereby authorized and directed to attest map by signing his name thereto as County Clerk for and in behalf of the County and to affix the seal of said County thereto.

*John L. Prince*  
County Clerk

I hereby certify that a bond has been filed with and accepted by the Board of Supervisors of the County of Riverside, now a lien, but not yet payable as required by Chapter 306, Dated May 22, 1925.

*John L. Prince*  
County Clerk

I hereby certify that there are no liens for unpaid taxes against any portion of the subdivision shown on this map, except taxes, now assessed, but not yet payable.

*John L. Prince*  
County Clerk

I, J. F. Davidson, hereby certify that I am a Licensed Land Surveyor of the State of California and that this map correctly represents a survey made under my supervision April 1925 and that all the monuments shown hereon actually exist and their positions are correctly shown.

*J. F. Davidson*  
Licensed Land Surveyor

Approved this 18th day of May 1925 Approved this 18th day of May 1925.

*H. W. Fulmer*  
County Assessor

*H. W. Fulmer*  
County Assessor

NOTE -  
2x2x15 Redwood stakes set at all lot corners except where otherwise shown.  
Bearings derived from Solar observations and are true courses.  
Distances shown in feet and decimals thereof.  
Iron pipes set on this survey are shown thus: o

FB.20 - P.67 - 69

Book 1107 A MB 12/94

<b>NAME</b>	Las Palmas Estates	Map #7
<b>DATE</b>	1926	
<b>DEVELOPER</b>	Prescott T. Stevens	
<b>BOUNDARY</b>	Palm Canyon Drive on the east, Stevens Road on the north, Via Monte Vista on the west, and Via Lola on the south.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>On the heels of his success with Merito Vista, Prescott T. Stevens immediately began subdividing a large parcel of land directly to the north which he called Las Palmas Estates. Las Palmas Estates is bordered by Palm Canyon Drive on the east, Stevens Road on the north, Via Monte Vista on the west, and Via Lola on the south. Under the name Evans-Lee Corporation of Los Angeles the land was purchased for \$150,000 and subdivided into 165 parcels of one-fourth to one-third acre.<sup>17</sup></p> <p>Once again a layout of gently curving streets evoking Olmsted's ideas for gracious neighborhood development was employed. The large lots and groups of native palms made it a sentimental favorite of local developer Raymond Cree (1875-1967).<sup>18</sup> Warm weather, recreational amenities, and good schools were featured selling points in advertisements to Los Angeles residents. The tract also boasted "underground utilities and [an] abundance of meterless irrigation water."<sup>19</sup> With ads pronouncing "A Home in Palm Springs is Well within Your Means," Stevens marketed the accessibility of these homes.<sup>20</sup> Hollywood celebrities, Los Angeles businessmen and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, the tract was referred to by Los Angeles society columnist Joan Winchell as "The Belvedere section of Palm Springs."<sup>21</sup></p>	

<sup>16</sup> Evans-Lee was a big Los Angeles Developer; however more research is needed to confirm the relationship with Stevens and Cree.

<sup>17</sup> "Desert Acres Jump to \$1500," *Los Angeles Times*, April 25, 1926, E7.

<sup>18</sup> In the Riverside Community Book, Cree called it "His crowning achievement." Often, the owners, developers, builders, and realtors played multiple roles in multiple developments. For example, someone might be the owner on one tract, the real estate agent on another, or in cases of multiple builders, just build the houses independent of any ownership. In this case, Prescott T. Stevens is listed on the tract map, the *Los Angeles Times* mentions the Evans-Lee Corporation, and Cree is quoted in the Riverside Community Book.

<sup>19</sup> "Fine Homes Rise in Las Palmas," *Palm Springs News*, December 17, 1936, 6.

<sup>20</sup> "Display Ad 41," *Los Angeles Times*, December 19, 1930, B2.

<sup>21</sup> "Joan Winchell," *Los Angeles Times*, January 21, 1958, A1.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

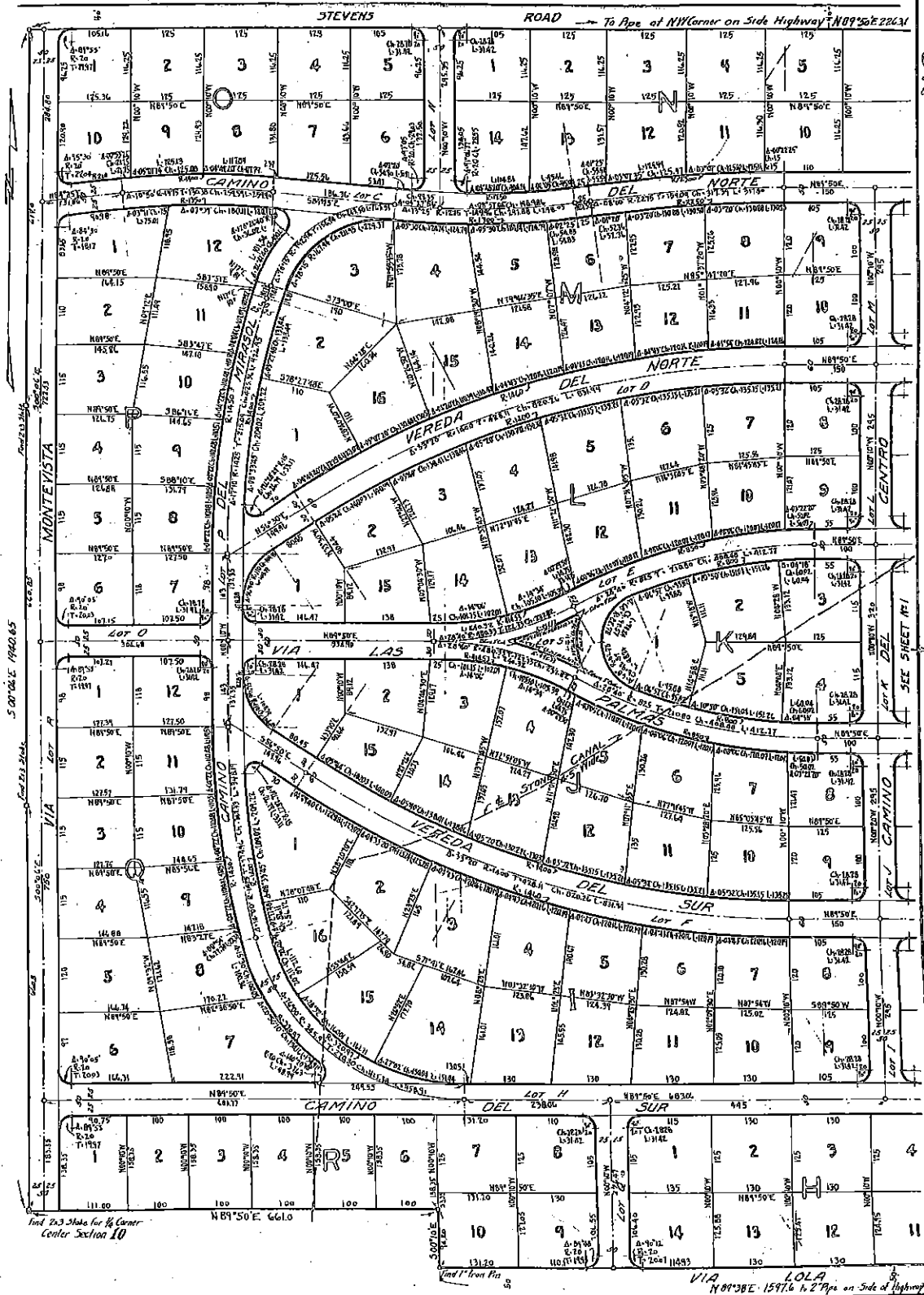
## Citywide Historic Context Statement & Survey Findings

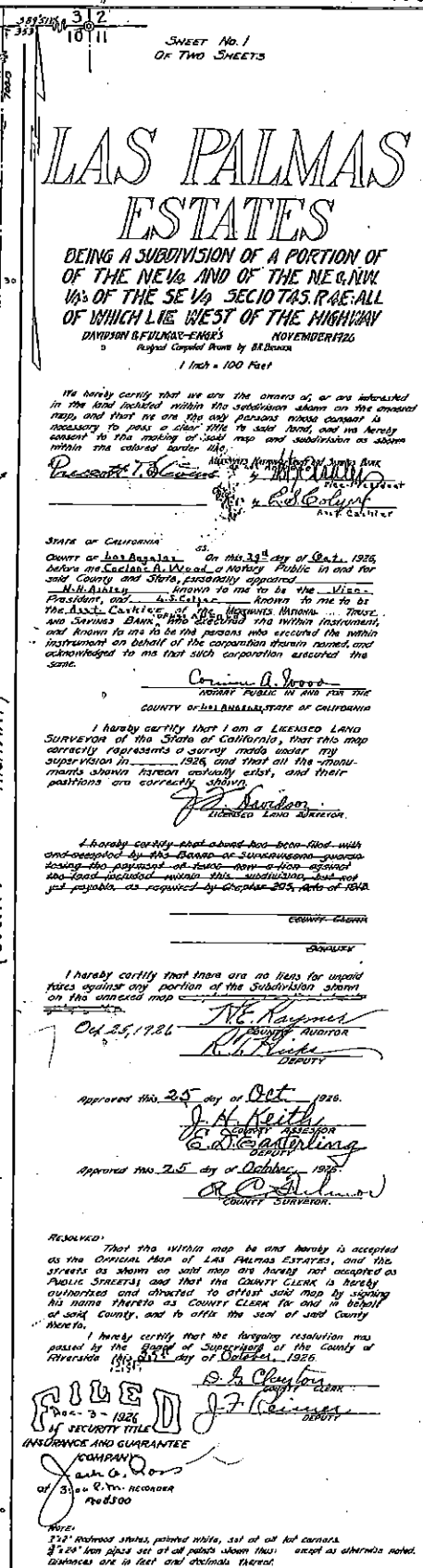
# LAS PALMAS ESTATES

1 inch = 100 Feet

SHEET No. 2  
Of Two Sheets

MB 15/16





BEING A SUBDIVISION OF A PORTION OF  
OF THE NE 1/4 AND OF THE NE 1/4 NW  
1/4 OF THE SE 1/4 SEC 10 T4S. R4E. ALL  
OF WHICH LIE WEST OF THE HIGHWAY  
DAVIDSON & FULMER-ENGLE'S NOVEMBER 1926  
Assigned Copyright From by BR. Deacon  
1/4 Section 10, T4S. R4E.

STATE OF CALIFORNIA

County of San Diego On this 30<sup>th</sup> day of Sept., 1926,  
before me Charles A. Wood, a Notary Public in and for said  
County and State, personally appeared \_\_\_\_\_  
\_\_\_\_\_ known to me to be the \_\_\_\_\_  
President, and \_\_\_\_\_ known to me to be  
the \_\_\_\_\_ Clerk, of the \_\_\_\_\_ Trusts  
and Savings Bank, who described the within instrument  
and known to me to be the persons who executed the within  
instrument on behalf of the corporation therein named, and  
acknowledged to me that such corporation possessed the  
same.

Charles A. Wood  
NOTARY PUBLIC IN AND FOR THE  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

I hereby certify that above has been filed with and accepted by the Board of Surrogate's Court being the payment of two thousand dollars against the said included within this subordination and not yet payable as required by Chapter 203, Arts of 1974.

I hereby certify that there are no liens for unpaid taxes against any portion of the Subdivision shown on the annexed map

Old 25, 1926

W. E. Raymond  
COUNTY CLERK

R. B. Ricks  
DEPUTY

Approved this 25 day of Oct, 1926.  
J. A. Keith  
 COUNTY ASSESSOR  
E. C. Connerling  
 DEPUTY  
 Approved this 25 day of October, 1926.  
R. C. Sullivan  
 COUNTY SURVEYOR.

Resolved, That the within map be and lawfully is accepted as the Official Map of Las Animas Estates, and is approved as shown on said map and hereby is accepted by Public Secretary and that the County Clerk is hereby authorized and directed to affix said map by signing his name thereto as County Clerk for and in behalf of said County, and to affix the seal of said County thereof.

I hereby certify that the foregoing resolution was passed by the Board of Supervisors of the County of Riverside this 21st day of October, 1935.

**FILED**

Doc. 3-1936  
U.S. SECURITY TITLE  
INSURANCE AND GUARANTEE  
COMPANY  
ask G. Ross  
at 300 E. W. RECORDER

S. L. Clayton CLERK  
J. F. Reisinger DEPUTY

NOTE:  
1) 2" Redwood stakes, pointed white, set at all lot corners.  
2) 2" Iron pipes set at all points shown thus: except as otherwise  
indicated are in feet and decimals thereof.  
Measure as shown is net.  
Bearings are based on solar observations and are true

STATE OF CALIFORNIA) ss On this 19<sup>th</sup> day of January, 1925 before me, Ellis L. Jackson  
County of Maricopa a Notary Public in and for said County and State personally appeared Bessie T. Stearns  
known to me to be the person whose name is subscribed to the within instrument, and acknowledged to  
me that he executed the same freely and voluntarily.

Ellis L. Jackson STATE OF CALIFORNIA  
Notary Public in and for the County of Maricopa

<b>NAME</b>	Palm Springs Estates	Map # 8
<b>DATE</b>	1927	
<b>DEVELOPER</b>	Prescott T. Stevens	
<b>BOUNDARY</b>	Tamarisk Road to the north, Via Miraleste to the east, Indian Avenue (present-day Indian Canyon Drive) on the west, and the lots just south of Via Colusa on the south.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.”<sup>22</sup></p> <p>By 1939, Palm Springs Estates was well populated with vacation homeowners from Los Angeles, the East, Midwest, and Pacific Northwest. The neighborhood was popular with members of the Los Angeles social circles featured in the <i>Los Angeles Times</i> and frequently included wives of wealthy businessmen.<sup>23</sup> Residences from the prewar period in Palm Springs Estates were dominated by the Spanish Colonial Revival and other period revival styles, with postwar infill development in Mid-century Modern and Minimal Traditional styles. Architecturally significant residences within this subdivision include the William T. Walker Residence (Charles O. Matcham) at 635 Via Valmonte.</p> <p>Subsequent phases were subdivided in 1928 and 1936.</p>	

<sup>22</sup> The “Movie Colony” was not a tract development, rather a neighborhood name that developed to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. According to *Palm Springs Confidential* author Howard Johns (page 133), the area is located “east of Indian Canyon Drive and extends from Tamarisk Road south to Alejo Road and east all the way to Sunrise Way. It includes the area just north of Tachevah Road known as El Mirador and Ruth Hardy Park between Via Miraleste and Avenida Caballeros.” For purposes of this report, tract names are used to discuss development patterns and “Movie Colony” is used when referring to the broader social history of the area.

<sup>23</sup> 1939-40 *Palm Springs City Directory*, 87-96.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP



# PALM SPRINGS ESTATES

BEING A SUBDIVISION OF THE  
SW 1/4 OF THE SW 1/4 SEC 11  
T4S. R4E. SB. B. & M

DAVIDSON & FULMOR CIVIL ENGINEERS JAN 1927 INSURANCE AND GUARANTEE COMPANY  
SCALE 1"=100'

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border-line

*Davidson & Fulmor*

STATE OF CALIFORNIA } ss. On this 14th day of January 1927 before me  
COUNTY OF RIVERSIDE }  
I, *Conrad L. Boyer*, a Notary Public in and for said County and State personally appeared *Davidson & Fulmor* known to me to be the persons who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

*Conrad L. Boyer*  
NOTARY PUBLIC IN AND FOR THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this day of 1927 before me  
a Notary Public in and for said County of  
STATE personally appeared  
PRESIDENT and  
Secretary of  
the  
to be the persons who executed the within instrument and known to me  
of said corporation and acknowledged to me that said corporation  
executed the same

Notary Public in and for the County  
of STATE OF CALIFORNIA

RESOLVED That the within map be and hereby is adopted as the official  
MAP of PALM SPRINGS ESTATES and that the streets as shown on  
said map are not accepted as public streets and the County Clerk is  
authorized and directed to affix said map by signing his name thereto as  
County Clerk for and in behalf of said County and to affix the official  
seal of said County thereto

I hereby certify that the foregoing resolution was passed by the Board  
of SUPERVISORS of the County of RIVERSIDE this 7th day of February 1927

*County Clerk*

I hereby certify that I am a Licensed Land Surveyor of the State  
of California and that this map correctly represents a survey made  
under my supervision in November 1926 and that the monuments  
as shown hereon actually exist and their positions correctly shown

*Licensed Land Surveyors*

I hereby certify that there are no liens for unpaid taxes against the  
land included within the subdivision shown on the annexed map.

*County Auditor*

*County Deputy*

*County Auditor*

Feb. 7, 1927

Approved this 7th day of February 1927  
*County Surveyor*

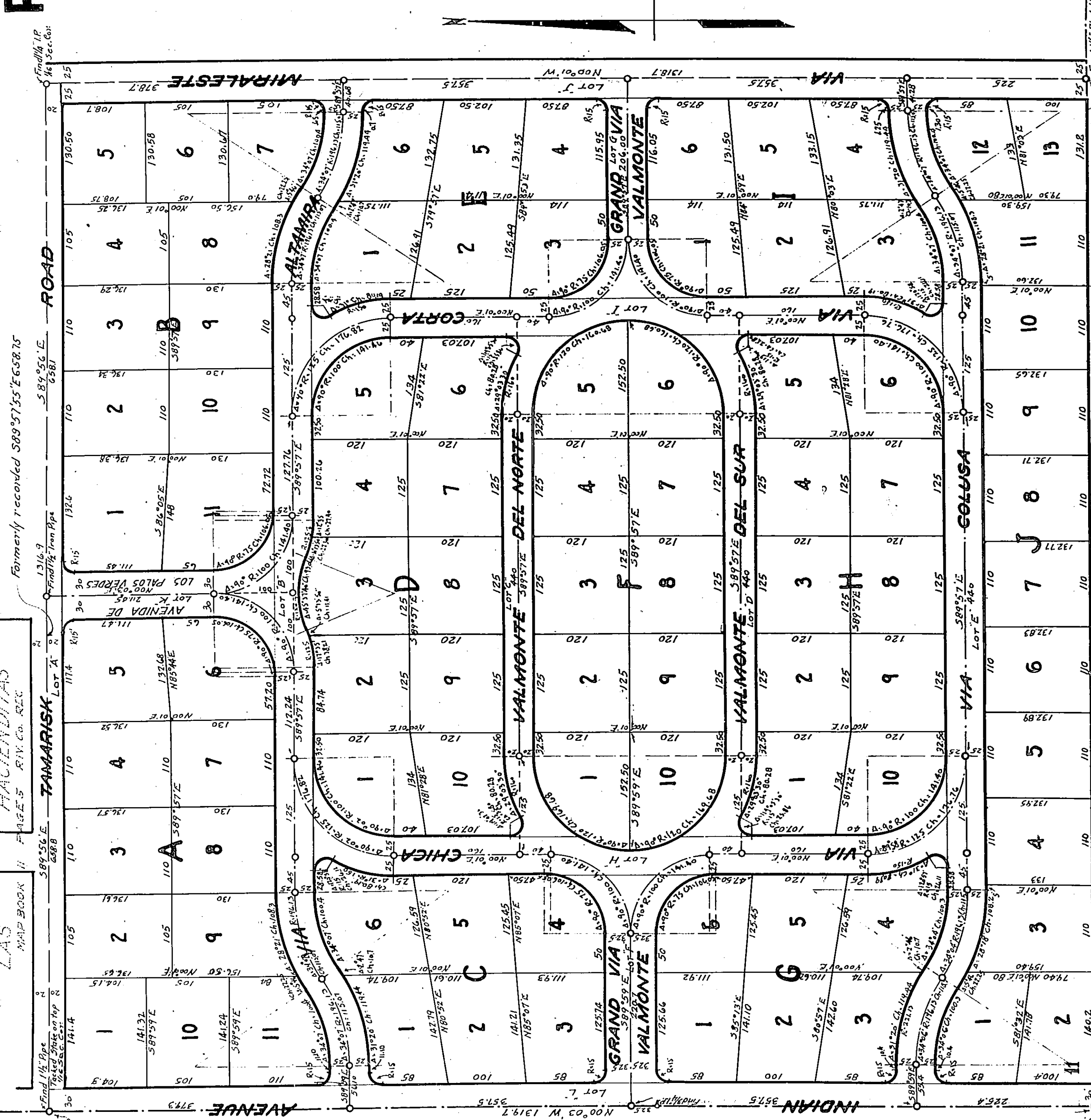
Approved this 7th day of February 1927  
*County Assessor*

Approved this 7th day of February 1927  
*County Deputy*

NOTE -  
DISTANCES ARE IN FEET AND DECIMALS  
2x2 RW 3/4ths set at all lot corners  
3/4 by 30" Pipes set of points shown this  
Bearing are from a solar observation and are true courses

14

15



MB 15 / 43

MB 15/43

Book 1107

Approved this 7th day of February 1927  
*County Surveyor*

Approved this 7th day of February 1927  
*County Assessor*

Approved this 7th day of February 1927  
*County Deputy*

NOTE -  
DISTANCES ARE IN FEET AND DECIMALS  
2x2 RW 3/4ths set at all lot corners  
3/4 by 30" Pipes set of points shown this  
Bearing are from a solar observation and are true courses

14

15

<b>NAME</b>	Vista Santa Rosa	Map # 9
<b>DATE</b>	1927	
<b>DEVELOPER</b>	Raymond Cree	
<b>BOUNDARY</b>	Ramon Road on the north, S. Indian Canyon on the west, Calle Palo Fierro on the east, Camino Parocela west of Calle Encilia, and the south side of Calle Rock east of Calle Encilia.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In 1927 Cree subdivided the Vista Santa Rosa tract into 131 parcels measuring 60 x100 feet each.<sup>24</sup> Vista Santa Rosa is bordered by Ramon Road on the north, S. Indian Canyon on the west, Calle Palo Fierro on the east, Camino Parocela west of Calle Encilia, and the south side of Calle Rock east of Calle Encilia.</p> <p>The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. The McKinney Court, which dated back to around 1916 and which lasted into the 1960s, was located directly to the south of the tract at 634 South Palm Canyon Drive. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a “Calle” street name. All street names remain as they appeared on the 1929 Sanborn map with the exception of Calle Abronia Aurita, which has been shortened to Calle Abronia.</p> <p>Cree described the venture: “One day Nellie Coffman dropped by [my] office and wondered why [I] couldn’t develop a subdivision for the town’s working people.”<sup>25</sup> “Well, we did,” recalled Cree, “and before we knew it, we were selling to people with lots of money who built nice homes.”<sup>26</sup> Lots were priced from \$300 to \$500. Cree’s partner in the Vista Santa Rosa tract was John R.E. Chaffey (1901-1976),<sup>27</sup> an investor in Smoke Tree Ranch as well as developer of the 1934 La Rambla tract (phases one through six) at the southeast corner of Tachevah Drive and Avenida Caballeros. Chaffey was also the founding publisher of the <i>Palm Springs Limelight</i>. By February of 1937 lots in the tract were almost entirely sold out and eleven homes were under construction.<sup>28</sup> A review of the 1940 U.S. Census shows the Vista Santa Rosa tract sparsely populated mostly with the middle-class residents of the city. The houses were primarily modest bungalows.</p> <p>At least one of the houses in the Vista Santa Rosa tract was experimental in its construction method. The Lee Humbard Residence (1936, Van Evera Bailey) was built with the Van Guilder System of hollow concrete blocks. The system was deemed desert appropriate by the architect for its economy, fire resistance and insulating properties.<sup>29</sup></p> <p>The most prominent structure in Vista Santa Rosa was the Mira Monte Apartment-Hotel located at 235 East Ramon Road at the southeastern corner of Ramon and Indian Canyon Drive. The Spanish-styled Mira Monte was built in 1928 by Ralph Pomeroy and</p>	

<sup>24</sup> The tract map for this development does not list Cree as an owner, however, various sources indicate Cree was the developer behind this early residential neighborhood.

<sup>25</sup> “Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard,” *Palm Springs Life*, December 14, 1960, 15.

<sup>26</sup> “Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard,” *Palm Springs Life*, December 14, 1960, 15.

<sup>27</sup> *Riverside Community Book*, 439. Clippings File, Palm Springs Historical Society.

<sup>28</sup> “Rush Building to Meet Needs,” *Palm Springs News*, February 27-March 5, 1936, 6.

<sup>29</sup> “Building Idea,” *Palm Springs News*, March 12-March 19, 1936, n.p.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP

is credited as being an early design of Paul R. Williams. Aside from Paul R. Williams' Mira Monte, few structures in the Vista Santa Rosa tract have known architectural designers. While most of the designers are presently unknown, several of the homes in Vista Santa Rosa were built using unusual materials including the 1932 "Cobblestone Cottage" at 514 Calle Ajo and the Yankwich duplex residence at 522-524 Calle Encilia that was built using the Morterless Block Unit process in 1936.

Appointed to the Federal bench in 1935 by President Franklin D. Roosevelt, Judge Leon R. Yankwich was one of Vista Santa Rosa's most notable residents. Another judge, Wilbur F. Downs, a justice of the Long Beach Municipal Court, was also a resident during the same period. Other notable Vista Santa Rosa residents have included pioneering village building contractor Reg C. Jones; famed Palm Springs artist Paul Grimm; pioneer nurseryman Clarence C. "C.C." Neel; actress Virginia Rogers Laurel, former wife of comedian Stan Laurel; golf pro and realtor Mike Flavin; Emma Hathaway, former owner of the Los Arboles Apartment-Hotel; Lou Billington, owner of the Araby Stables and longtime manager of the Desert Inn Garage, Professor Ward B. Kindy of Stanford University; "Orchid King" Albert H. Burki; Dory Hart, owner-trainer of Gold Crown, the "King of the Palominos;" and the city's second treasurer, John Sprague Jr., among others. The Vista Santa Rosa tract was also the setting for both the first location of Neel's Nursery as well as the original location of the Chester "Cactus Slim" Moorten Cactus Museum. Both structures associated with these ventures are still extant in the tract.

MB 15/87

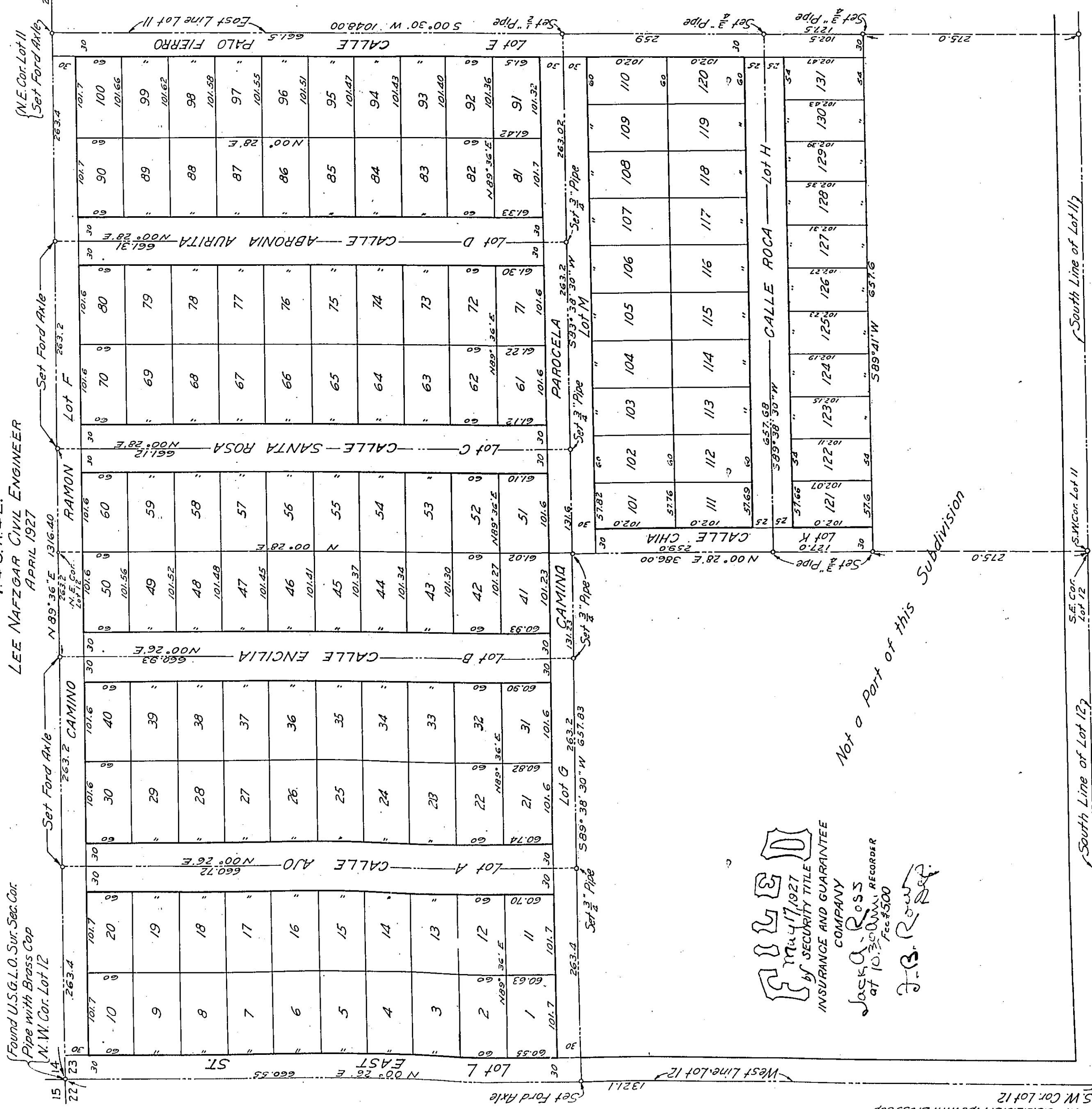
Book 1107

# VISTA SANTA ROSA

Being a Subdivision of a Portion of Lots 11 and 12, Sec. 23 Palm Valley Colony Lands  
As Recorded in Book 14 Page 652 Records of San Diego County  
T. 4 S. R. 4 E.

Found U.S.G.L.O. Sur. Sec. Cor.  
Pipe with Brass Cap  
N.W. Cor. Lot 12

LEE NAFZGAR CIVIL ENGINEER  
APRIL 1927



RESOLVED: That the within map be and hereby is adopted as the official map of Vista Las Santa Rosas, that the streets as shown on said map are hereby not accepted as Public Streets; that the County Clerk is hereby authorized and directed to attest said map by signing his name thereto as County Clerk for and in behalf of said County, and to affix the seal of said County thereto.

I hereby certify that the foregoing resolution was passed by the BOARD OF SUPERVISORS of the COUNTY OF RIVERSIDE.

D. J. Clayton  
COUNTY CLERK  
J. P. ...  
DEPUTY

I hereby certify that I am a LICENSED LAND SURVEYOR of the STATE OF CALIFORNIA that this map correctly represents a survey made under my supervision in April 1927 that all the monuments shown hereon actually exist and their positions are correctly shown.

Leo Nafzgar  
LICENSED LAND SURVEYOR

I hereby certify that a bond has been filed with the BOARD OF SUPERVISORS guaranteeing the payment of taxes now a lien but not yet payable as required by CHAPTER 306 Acts of 1913.

D. J. Clayton  
COUNTY CLERK  
J. P. ...  
DEPUTY

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within this subdivision, except those assessed by that year.

May 6, 1927  
COUNTY CLERK  
J. P. ...  
DEPUTY

Approved this 5th day of May 1927.

Leo Nafzgar  
COUNTY SURVEYOR

Approved this 6 day of May 1927.

Leo Nafzgar  
COUNTY ASSESSOR

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land, and that we hereby consent to the making of said map and subdivision as shown within the colored border line; we hereby dedicate to Public Use Lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

MERCHANTS NATIONAL TRUST SAVINGS BANK OF LOS ANGELES

W. S. Colyer  
VICE PRESIDENT  
W. S. Colyer  
ASST. CASHIER

STATE OF CALIFORNIA } ss  
COUNTY OF LOS ANGELES }

On this 11th day of May 1927 before me Corinne A. Wood a Notary Public in and for said County and State personally appeared

H. H. Ashley known to me to be the VICE PRESIDENT and  
W. S. Colyer known to me to be the ASST. CASHIER of the MERCHANTS NATIONAL TRUST SAVINGS BANK who executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

Corinne A. Wood  
NOTARY PUBLIC in and for the  
COUNTY OF LOS ANGELES STATE OF CALIFORNIA

--- NOTE ---  
Bearings are derived from an observation on Polaris and are true courses.  
2x2 Redwood stakes painted white set at all lot corners.  
Distances as shown are in feet and decimals thereof.

FILED  
May 17 1927  
INSURANCE AND GUARANTEE  
COMPANY

Jack A. Ross  
at 10.30 AM RECORDER  
of 10.30 AM RECORDER

J. B. Ross

Not a Part of this Subdivision

MB 15 / 87

15/87



<b>NAME</b>	Palos Verdes Tract	Map # 10
<b>DATE</b>	1928	
<b>DEVELOPER</b>	Harriet Dowie Cody and Reta McDowie	
<b>BOUNDARY</b>	South side of E. Mesquite Drive on the north, north side of Morongo Road on the south, east side of S Palm Canyon Drive on the west, up to the 200 block of E. Mesquite Drive and Morongo Road on the east.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>The Palos Verdes Tract was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. The subdivision was developed in three phases. The first series of 43 parcels between Mesquite Avenue and Palos Verde Avenue were the narrowest at only 60 feet wide. The second and third phases included wider parcels of 75 feet lending themselves to larger homes with more street frontage. Harriet Dowie Cody (1885-1954) was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).<sup>30</sup></p>	

<sup>30</sup> Greg Norman, *Palm Springs Legends* (San Diego, CA: Sunbelt Publications, 2006), 87-88.



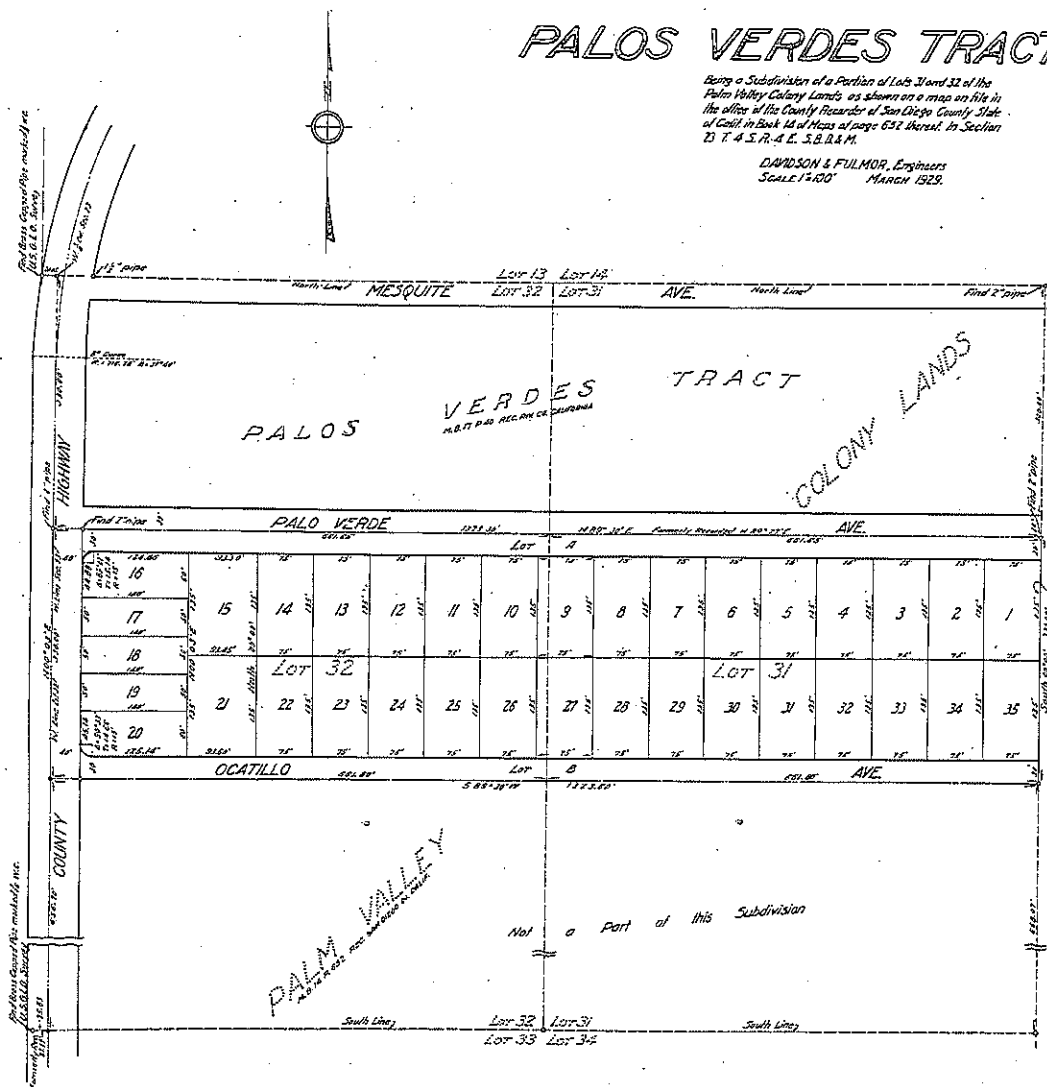


17/54

# PALOS VERDES TRACT No 2

Being a Subdivision of a Portion of Lots 2 and 32 of the  
Palm Valley Colony Lands, as shown on a map on file in  
the office of the County Recorder of San Diego County State  
of Calif. in Book 14 of Maps at page 631 hereat, in Section  
20 T. 4 S. R. 4 E. S. 8. R. 4 M.

DAVIDSON & FULMOR, Engineers  
SCALE 1/2" = 100' MARCH 1929.



We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet; that we are the only persons whose consent is necessary to pass a claim title to said land and we hereby consent to the making of said map and subdivision, as shown within the colored border line, and we hereby declare to public use Lots A and B.

AMERICAN NATIONAL BANK OF SAN BERNARDINO, CALIFORNIA

*R. M. Sock* By *A. S. Waters*  
PRESIDENT CASHIER

## RESOLVED:-

That the within map be and hereby is adopted as the official map of Palos Verdes Tract No. 2; that the streets as shown on said map are hereby not accepted as public streets; that the County Clerk is hereby authorized and directed to publish and make by signing his name thereto as County Clerk for and in behalf of the County of Riverside and to enter the within tract in said County Maps. I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Riverside at a meeting held at Yuba City, California.

*D. L. Clayton* By *J. F. Reimer*  
COUNTY CLERK SECRETARY

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within the subdivision shown on this map except those now a lien but not yet payable. Dated this 17th day of May, 1929.

*H. S. Reimer* By *SECRETARY*

I hereby certify that a bond has been filed with and accepted by the Board of Supervisors of the County of Riverside guaranteeing the payment of taxes now a lien but not yet payable, as required by Chapter 306 Stats of 1912. Dated this 20 day of May, 1929.

*D. L. Clayton* By *J. F. Reimer*  
COUNTY CLERK SECRETARY

I hereby certify that I am a Licensed Land Surveyor of the State of California that this map correctly represents a survey made under my supervision in March 1929; that all the monuments shown herein actually exist and their positions are correctly shown.

*J. F. Davidson*  
LICENSED LAND SURVEYOR

Approved this 20th day of May, 1929. *W. C. Fulmor* Approved this 20th day of May, 1929. *J. F. Davidson*  
COUNTY SURVEYOR COUNTY CLERK

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
On this 1st day of June, 1929 before me, *ETHEL M. BOWEN*, a Notary Public in and for said County and State, personally appeared *ETHEL M. BOWEN* known to me to be the President and Cashier, respectively, of the American National Bank of San Bernardino, California, the corporation that executed the within instrument and knowing to me to be the persons whose names are subscribed to the within instrument on behalf of the same, they acknowledged to me that said corporation executed the same.

*Ethel M. Bowen*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO

NOTE  
Boundaries are defined from an observation on Palos and are true courses.  
Distances are shown in feet and decimals thereof.  
1" = 100 feet unless stated otherwise.  
3" = 30' iron pipes set at all points shown that a unless otherwise noted.

Book 104

MB17/54

54

17/86

## PALOS VERDES TRACT No 3

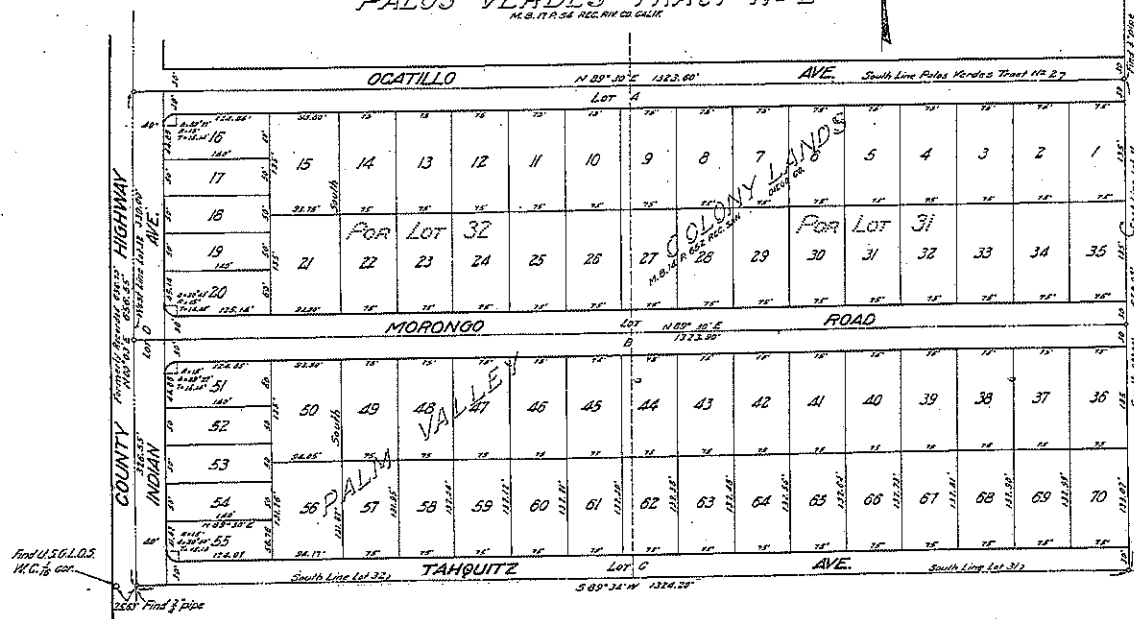
Being a Subdivision of the Southern Portion of  
Lots 31 and 32 of the Palos Verdes Colony Lands as  
shown on a map on file in the office of the County Rec-  
order of San Diego County, Calif. in Bk 14 of Maps of  
Page 652 thereof. In Sec. 23 T.4 S. R.4 E. S.B.B. & M.

DAVIDSON & FULMER, Engrs.  
Scale 1"=100' Sept. 1923.

NOTE—  
Bearings are derived from the South line of Palos Verdes Tract No 2 as recurred in M.B. 17  
Page 54. Rec. Rte. Co. Calif. and are true courses.  
Distances are shown in feet and decimals thereof.  
2 1/2" Redwood stakes pointed white set at all corners.  
2" x 30" pipe set at points shown thus unless otherwise noted.

## PALOS VERDES TRACT No 2

M.B. 17 P. 54 REC. Rte. Co. Calif.



Find U.S.G.L.O.S.  
W.C. 1/2 cor.

Find 3" pipe

RESOLVED: That the within map be and hereby is adopted as the official map of Palos Verdes Tract No 3 that the streets as shown hereon are hereby not accepted as public streets that the County Clerk is hereby authorized and directed to attest said map by signing his name thereto as County Clerk for and in behalf of the County of Riverside and to affix the official seal of said County thereto.

Thereby certify that the foregoing resolution was passed by the Board of Supervisors of the County of Riverside this 20th day of September 1923.

D. H. Clayton, County Clerk J. F. Reimer, Secretary

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within the subdivision shown on the attached map.

H. E. Rayner, County Auditor R. S. Hicke, Assessor

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map accurately represents a survey made under my supervision in September, 1923; that all the measurements shown hereon actually exist and their positions are correctly shown.

J. F. Davidson, Licensed Land Surveyor

State of California County of San Bernardino 155  
On this 24th day of October, 1923 before me,  
Charles F. Fenn, a Notary Public in and for said County and State personally appeared R. O. M. S. and H. E. Rayner known to me to be the Vice-President and Cashier respectively of the American National Bank of San Bernardino, California, the corporation that executed the within instrument and known to me to be the persons whose names are subscribed to the within instrument on behalf of the corporation therein named and they acknowledged to me that said corporation executed the same.

Commission Expires June 12, 1923 STATE OF CALIFORNIA COUNTY OF SAN BERNARDINO

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A-B-C and D.

AMERICAN NATIONAL BANK OF SAN BERNARDINO, CALIFORNIA.  
R. O. M. S., President H. E. Rayner, Cashier

Approved this 15th day of October, 1923. Approved this 15th day of October, 1923.  
A. B. Fulmer, J. F. Davidson  
Surveyor Surveyor

CR 9-108 LOT 14  
CR 9-109 LOT 27

Book 403

M.B. 17/86

<b>NAME</b>	Smoke Tree Ranch	Map # 11
<b>DATE</b>	1931	
<b>DEVELOPER</b>	L. Mac Blankenhorn	
<b>BOUNDARY</b>	Anza Trail to the north, San Jacinto Trail to the south, East Road to the east, West Road to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Smoke Tree Ranch is a 375-acre resort and housing development located at 1800 South Sunrise Way. Smoke Tree Ranch was one of the few subdivisions developed in Palm Springs during the Great Depression. Originally developed as a dude ranch resort,<sup>31</sup> the “guest ranch” was started in 1930 by L. Mac Blankenhorn and named after the characteristic trees that dot the landscape.<sup>32</sup> A syndicate of investors including C.F. Doyle, developer George Alexander, Nicholas Harrison, architect Garrett Van Pelt, Jr. (1879-1972), and Blankenhorn purchased the property for \$500,000 and invested another \$100,000 into improvements.<sup>33</sup> Blankenhorn was a successful Pasadena-based realtor/investor during the 1920s.</p> <p>In 1887, prior to its incarnation as a guest ranch, a group of land promoters selected the site for a city called Palmdale, which was connected to the Southern Pacific Railroad by a narrow gauge railway. Residents were to grow “melons, grapes and citrus in the mineral rich soil” with water provided by a stone-lined irrigation ditch.<sup>34</sup> The Ranch still contains adobe ruins from this early period of development. A dig at the site in 1983 yielded artifacts that dated fruit packing activity to 1895. Drought combined with a shutdown of Native American-controlled water caused the Palmdale dream to collapse shortly before the turn of the 20<sup>th</sup> century. The railway tracks were taken up and the adobe cannibalized and/or abandoned.<sup>35</sup></p> <p>Early advertisements for the guest ranch emphasized an exclusivity that continues to this day: “Designed for those wishing to escape from the turmoil of weekend resorts...introductions or satisfactory references are required.”<sup>36</sup> The ranch featured cottages, stables, and a school for grades two through eight. Three school buildings and a playground were located along the western border of the ranch. Facilities included the Ranch Rodeo Field, stables, and the pool. The ranch house building contained two dining rooms, kitchen, lobby, and storerooms. There were 15 cottages for guests, two buildings for servant’s quarters, and a twenty-car garage. These buildings were designed by Pasadena-based architect Garrett Van Pelt, Jr. (1879-1972).<sup>37</sup></p> <p>In 1936, Fred and Mazie Belle Markham (operating as the Mardo Corporation) bought Smoke Tree Ranch. Whereas Blankenhorn and his syndicate of investors may have been overextended at Smoke Tree Ranch, Markham was able to bring financial stability to the</p>	

<sup>31</sup> Dude ranch development is discussed under the Commercial Development context.

<sup>32</sup> Moya Henderson and the Palm Springs Historical Society, *Palm Springs* (Charleston, SC: Arcadia Publishing, 2009), 82.

<sup>33</sup> “Company Buys Property for Development,” *Los Angeles Times*, March 16, 1930, D2.

<sup>34</sup> Smoke Tree Ranch Website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

<sup>35</sup> Smoke Tree Ranch Website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

<sup>36</sup> Display Ad 9, *Los Angeles Times*, January 9, 1931, 6.

<sup>37</sup> *Building and Engineering News*, July 5, 1930. [https://archive.org/stream/buildingengineer30230cont/buildingengineer30230cont\\_djvu.txt](https://archive.org/stream/buildingengineer30230cont/buildingengineer30230cont_djvu.txt) (accessed January 2015).

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP

venture. With the help of local educator and real estate investor, Raymond Cree, Markham subdivided the ranch into parcels for single-family residences.<sup>38</sup> This occurred in three phases: 52 parcels in the northern portion of the ranch in 1936; 30 parcels in spring of 1937; and 24 parcels in summer of 1937.

Under the Markhams, the guest ranch did not advertise or seek publicity. The Smoke Tree way of life (for guest ranch patrons as well as homeowners who are historically known as “Colonists”) was simple without the need to impress as, “most who have come here have been every place, seen everything and done most things.”<sup>39</sup> The gated community also provided hotel-like amenities, including meals in the clubhouse restaurant, a pool, tennis courts, and maid service; “care of property by a capable all-year organization and innumerable services the lack of which makes the ownership of a resort property a burden.”<sup>40</sup> During incorporation discussions for the city of Palm Springs in 1936, Charles F. Doyle, Vice President of Mardo Corporation, protested against the inclusion of Smoke Tree Ranch within the proposed city boundaries. In 1945, the Markhams sold the entire Ranch operation to the Colony as a group. Colonists retained ownership of their homes and home sites.

Of the approximately 400 acres, 300 acres were devoted to the home sites for the Colonists and twenty acres for the guest ranch. The remaining land was leased for the present-day Smoke Tree Village Shopping Center at the corner of East Palm Canyon Drive and La Verne Way, and for the stables at the southern end of the property. Smoke Tree Ranch purposefully maintained a rustic atmosphere. Homes were required to be one story and sit apart on large lots with no large lawns or non-native shade trees.<sup>41</sup> They were to be built in a traditional Ranch style with a pitched shingle roof.<sup>42</sup> Streets were intentionally left as dirt roads groomed by a sprinkler wagon and scraper. There were no street signs, and instead roads were indicated with rock markers. The compound was originally encircled by barbed-wire fencing. Prior to 1946, there were no private pools at Smoke Tree Ranch. Instead, colonists used the communal pool area which became a focal point of social activity.<sup>43</sup> The pool and tennis courts were designed by architect Harold J. Spielman.<sup>44</sup>

In his book *The Frontier of Leisure*, historian Lawrence Culver identifies Smoke Tree Ranch as looking unlike much of Palm Springs architecture of the time and having a seminal influence on Ranch-style architecture in California and across America. “They were clear early examples of the ranch house—the domestic architectural style that would carpet the floor of the San Fernando Valley after World War II,” writes Culver, “and appear in every community in the United States in the 1950s and 1960s.”<sup>45</sup>

<sup>38</sup> Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 99.

<sup>39</sup> Smoke Tree Ranch website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

<sup>40</sup> Lawrence Culver, *The Frontier of Leisure* (New York: Oxford University Press, 2010), 166.

<sup>41</sup> Culver, *The Frontier of Leisure*, 166.

<sup>42</sup> Joseph Rosa, *Albert Frey Architect* (New York, NY: Rizzoli, 1990), 74.

<sup>43</sup> Billy Stanek, “Walt’s Hidden Hideaway,” November 16, 2011. <https://d23.com/walts-hidden-hideaway/>

<sup>44</sup> “Subdivision of New Unit Started in Ranch Area,” *Los Angeles Times*, January 10, 1937.

<sup>45</sup> Culver, *The Frontier of Leisure*, 167.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

### HISTORIC RESOURCES GROUP



	<p>The first house in Smoke Tree Ranch was built by Ted and Isabel Slocum.<sup>46</sup> Residents of Smoke Tree Ranch tended to be wealthy industrialists such as the Weyerhaeuser family (of the Washington-based forestry and paper company), King Gillette (of safety razor fame), and Milo Bekins (Bekins Moving and Storage).<sup>47</sup> Another prominent resident was the Reverend Charles E. Fuller,<sup>48</sup> whose house was constructed in 1940-41 and designed by Rose Connor.<sup>49</sup> The Fuller Residence and studio are of adobe construction, reflecting the resurgence of adobe as a contemporary building material in the 1920s and 1930s as advocated by Southern California architects such as John Byers and Clarence Cullimore, Sr. The thermal properties and western heritage of adobe made it a logical choice for Smoke Tree Ranch.</p> <p>One of Smoke Tree Ranch's most famous residents was Walt Disney. Disney purchased his first Smoke Tree Ranch home in 1948.<sup>50</sup> In 1954, Disney sold the home to raise money for the creation of Disneyland in Anaheim. According to a 1977 interview with Smoke Tree's Vice President Brad Poncher, Disney's "studio set designers were responsible for the design of some of the ranch's guest cottages."<sup>51</sup> The Disney's purchased their second Smoke Tree Ranch home in 1957, two years after Disneyland opened and Disney's movie and television empire was well established.</p> <p>Many Smoke Tree Ranch homes were built by the noted local Modernist architect Albert Frey.<sup>52</sup> Frey's preference for modern architecture is evident in the houses he designed at Smoke Tree, where his eye for proportion and simplicity created elegant modern ranch houses. Frey's design for the Lyons Residence (1948, Clark and Frey) was, in fact, deemed "too modern" and the architect was banned from building there for almost three years.<sup>53</sup> Between 1941 and 1983, Albert Frey designed houses and additions for 30 Smoke Tree Ranch residences. Examples include the Markham Residence (1941; 1950), the Overly Residence (1941, 1947, 1948, 1983), Gilmore Residence (1944, 1947, 1956, 1966, 1977), Turner Residence (1948, 1956, 1986), and the Armstrong Residence (1964). Frey also designed additions to the Administration and Dining Room Building (1967) and was responsible for further work on the Smoke Tree Ranch Office in 1983.</p> <p>Other architects known to have worked in the Smoke Tree Ranch development include William Cody, Harold B. Zook, Allen G. Siple, E. Stewart Williams, and Wallace Neff. Siple designed the Paul Trousdale Residence c. 1950, which was featured in <i>House Beautiful</i> magazine.<sup>54</sup> Neff designed the Smoke Tree Ranch home for Mr. and Mrs.</p>
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<sup>46</sup> Smoke Tree Ranch: A Way of Life (2007), produced by Tracy Conrad (Digital Rain Films, [www.digitalrainfilms.com](http://www.digitalrainfilms.com)).

<sup>47</sup> Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 250.

<sup>48</sup> Reverend Fuller, gained renown as the radio host and speaker of *The Old Fashioned Revival Hour*, a weekly Sunday broadcast that aired from 1937 to 1968.

<sup>49</sup> *Southwest Builder and Contractor*, April 19, 1940, 43.

<sup>50</sup> Allene Arthur, "When the Desert Was Disney's Land," *Palm Springs Life*, December 1977. <http://www.palmspringslife.com/Palm-Springs-Life/December-1997/When-the-Desert-Was-Disney-s-Land/> (accessed January 2015).

<sup>51</sup> Arthur, "When the Desert Was Disney's Land," *Palm Springs Life*, December 1997.

<sup>52</sup> There are residences in Smoke Tree Ranch by the both the partnership of Clark and Frey, along with later residences designed by Frey individually.

<sup>53</sup> Joseph Rosa, *Albert Frey, Architect* (New York, NY: Rizzoli, 1990), 74.

<sup>54</sup> Famed industrial and furniture designer Greta Magnusson Grossman (1906-1999) did the interiors for this residence.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

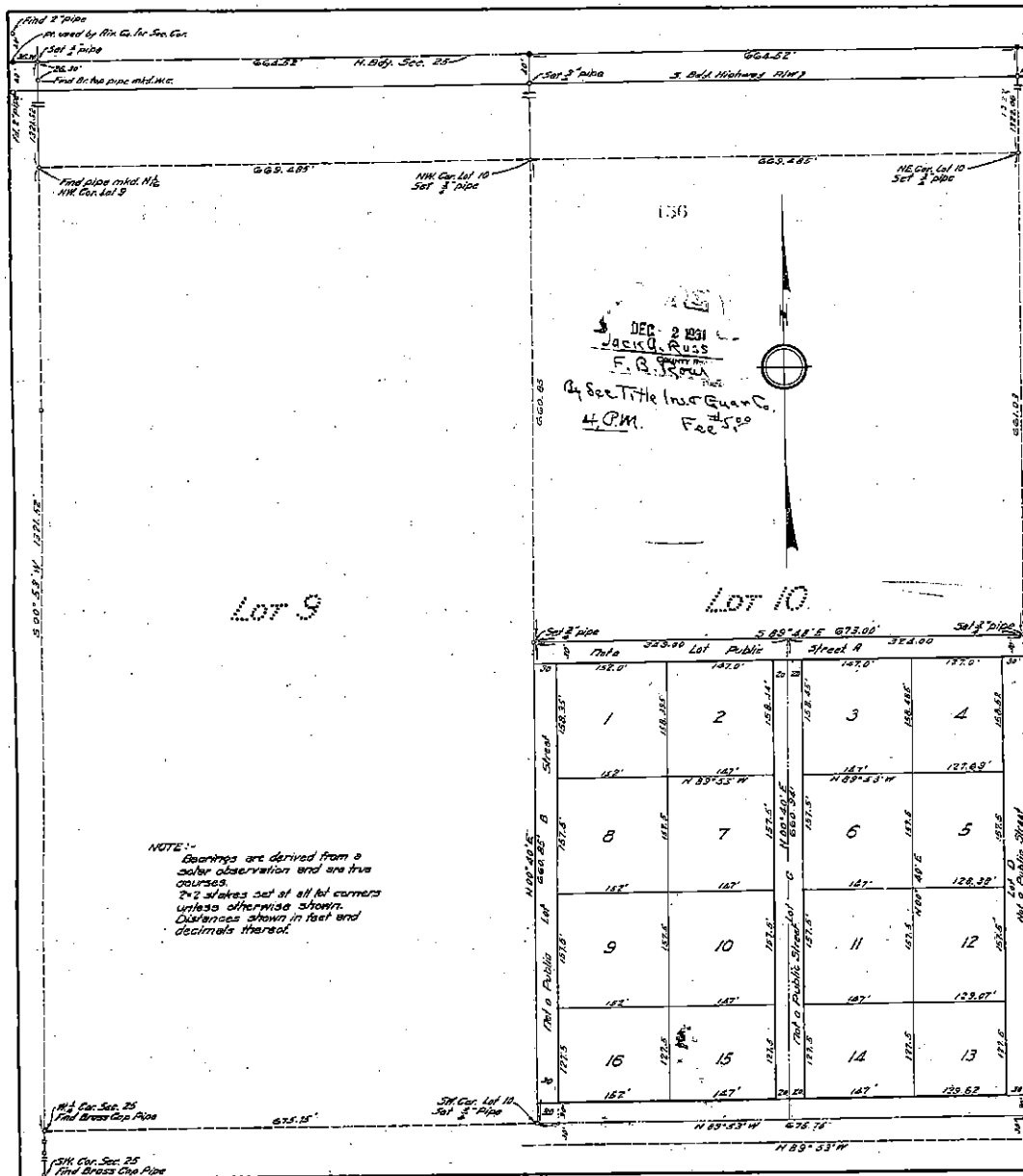
### HISTORIC RESOURCES GROUP

	George Miller (c. 1950). Carl W. Denney, AIA is credited with the design of Walt Disney's second house. <sup>55</sup>
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<sup>55</sup> Smoke Tree Ranch: A Way of Life (2007), produced by Tracy Conrad (Digital Rain Films, [www.digitalrainfilms.com](http://www.digitalrainfilms.com)).

18/29



# SMOKE TREE RANCH

Being  
A Subdivision of the South One  
Half of Lot 10 as shown on a map of the Palm  
Valley Colony Lands on file in the office of the County  
Recorder of San Diego County, Calif., in Book 14 of Maps at Page 632.

DAVIDSON & FULMOR, Engineers.  
RIVERSIDE, CALIFORNIA.  
SCALE 1"=100'. JANUARY 1931.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the attached map consisting of one (1) block, that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to private use lots A-B-C-D.

Cyrus Helling

RESOLVED: That the within map be and hereby is adopted as the official map of Smoke Tree Ranch; that the County Clerk is hereby authorized and directed to file said map by signing his name thereto as County Clerk and in behalf of the County of Riverside and to enter the official seal of said County thereon.

I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Riverside this 16th day of November, 1931.

I hereby certify that there are no taxes or unpaid taxes against any portion of the land included within the subdivision shown on the attached map, except those taxes which are not yet payable, dated this 16th day of Nov. 1931. Estimated taxes for 1932 are \$1,000.

County Auditor

I hereby certify that a bond has been filed with and accepted by the Board of Supervisors as guarantying the payment of taxes due and not yet payable as required by Chapter 837 of the Laws of 1929. Dated this 16th day of Nov. 1931.

County Auditor

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map correctly represents a survey made under my supervision in January 1931; that all the monuments shown hereon actually exist and their positions are correctly shown.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

I hereby certify that this plat is as approved by the Riverside County Planning Commission at its meeting held on the 12th day of Nov. 1931 with the proviso that said approval shall become null and void 30 days from the date of this certificate unless this plat shall have been filed for record in the office of the County Recorder on or before the expiration of said 30 days. Dated this 16th day of Nov. 1931.

Davidson

Book 7

MB 18/29

18/97

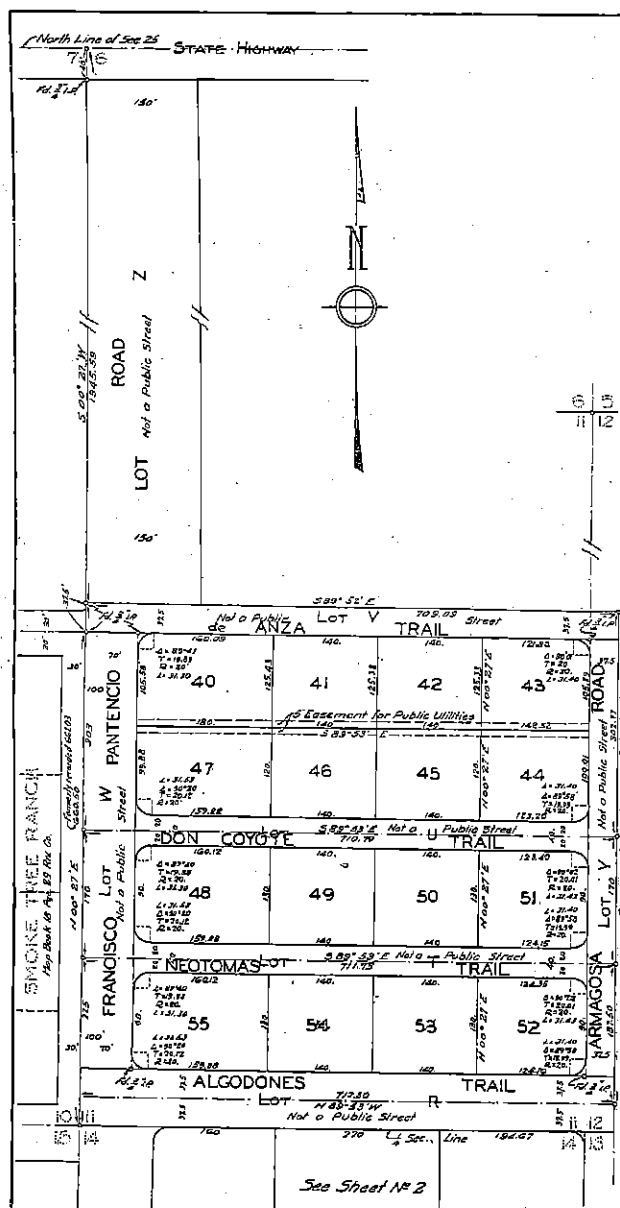
SHEET 1

**FILED**  
JUL 15 1936  
BY SECURITY TITLE  
INSURANCE AND GUARANTEE  
COMPANY  
JACOB ROSS  
RECORDED

FILED 200  
J. B. Ross  
DEP.

# SMOKE TREE RANCH NO. 2

Being a subdivision of a portion of Lots 9, 11, 12, 13, 14, 15 & 16 of Sec. 25, T. 4 S., R. 4 E., S. B. 8. N. M., as shown on a Map of PALM VALLEY COLONY LANDS on file in the office of the County Recorder of San Diego County, California in Book 14 of Maps of page 652.  
DAVIDSON & FULMER  
ENGINEERS  
JUNE, 1936  
SCALE 1"=100'



We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets; that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and hereby declare to private use Lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y and Z.

MARCO CORPORATION  
Charles Doyle  
Vice President  
George S. Doyle  
Secretary

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE)  
On this 13th day of July, 1936, before me, E. T. Hicks, a Notary Public in and for the County of Riverside, State of California, residing therein, duly registered and sworn, personally appeared CHARLES DOYLE and GEORGE S. DOYLE, known to me to be the Vice President and known to me to be the Secretary respectively of the MARCO CORPORATION, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named herein and acknowledged to me that such corporation executed the same.  
IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal the day and year in this certificate first above written.

E. T. Hicks  
Notary Public in and for County of Riverside,  
State of California.

The County of Riverside, State of California, by and thru its duly authorized officers hereby approves said Final Map as the official Map of SMOKE TREE RANCH NO. 2, but the sheets as shown on said map are hereby not accepted as public streets.  
Dated this 13th day of July, 1936.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
By J. G. Clayton  
Chairman of the Board of Supervisors.

ATTEST  
J. G. Clayton  
County Clerk and Ex-officio Clerk of the Board of Supervisors.  
By J. B. Ross  
Deputy

Approved by the Riverside County Planning Commission in accordance with the requirements of law, in duly authorized meeting held this 30th day of July, 1936.

By J. B. Ross  
Secretary.

I hereby certify that a bond in the sum of \$1000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of the filing of the annexed map with the County Recorder, are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.  
Dated this 13th day of July, 1936.

J. G. Clayton  
County Clerk and Ex-officio Clerk of Board of Supervisors.  
By J. B. Ross  
Deputy.

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments not yet payable which are estimated at \$1000.00.  
Dated this 11th day of July, 1936.

E. T. Hicks  
County Auditor of Riverside County,  
State of California.

I hereby certify that I am a Registered Engineer of the State of California, and that this map consisting of two (2) sheets, correctly represents this survey made under my supervision in June, 1936, and that all the measurements shown thereon actually made and their positions are correctly shown.

J. B. Ross  
Registered Engineer No. 856.

Bearings derived from Smoke Tree Ranch M.B. 15 page 29 Records of Riverside County California, as established by solar observation and one true course.  
2x2 R.W. stakes painted white set at all lot corners  
3x30" iron pipes set in concrete at all points shown thus unless otherwise noted.  
Distances as shown are in feet and decimals thereof.

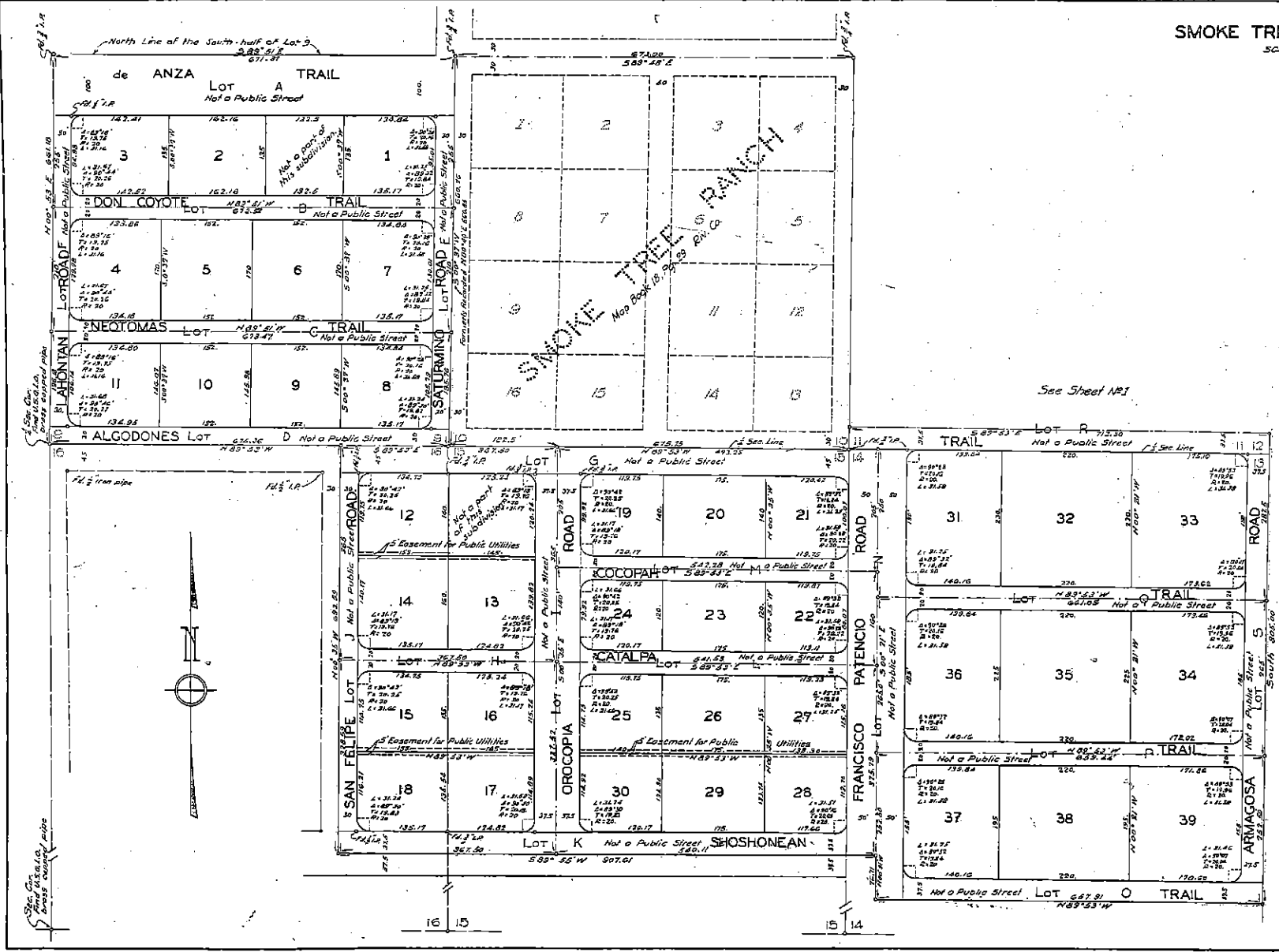
M.B. 235

M.B. 18/97

BOOK 7

18/98

SHEET 2  
SMOKE TREE RANCH NO.2  
SCALE 1"=100'



BOOK 7

M.B. 18/98 86



FILED  
Subj - L-1937

By-RIVERSIDE TITLE  
COMPANY  
2:30 P.M.  
FEE \$

I hereby certify that a bond in the sum of \$495.00 has been executed and filed with the Board of Supervisors of the County of Riverside State of California conditioned on the payment of all taxes, State, County, Municipal or local and all special assessments, collected on taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 7th day of June 1937.

D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board  
of Supervisors  
By R. G. Switzer Deputy

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents this survey made under my supervision in April 1927 and that all the monuments shown hereon actually exist and their positions are correctly shown.

---NOTE---

Bearings are derived from Smoke Tree Ranch N 2 and are true courses.

Distances are shown in feet and decimals thereof.

2" Redwood stakes pointed white set at all lot corners.

3" x 30" pipes set in concrete at points shown thus: \* unless otherwise noted.

—NOTE—  
Bearings are derived from Smoke Tree Ranch N 2 and are true courses.  
Distances are shown in feet and decimals thereof.  
2" Redwood stakes painted white set at all lot corners.  
3/4" 30 pipes set in concrete at points shown thus: unless otherwise noted.

Approved this 7<sup>th</sup> day of June, 1937  
AC. Fisher  
 County Surveyor

Approved this 7<sup>th</sup> day of June, 1937

A. C. Hubner  
County Surveyor

APR 2 1961

39

91  
TRAIL  
5.1

166.05

7.12

21

6. 26.00	
7. 17.00	
8. 22.50	
9. 7.00	
<b>40.00</b>	
<b>257.50</b>	
<b>97.50</b>	

102.87  
lic Street  
28 TRAIL

102.54

A. 840  
North

Page 13

500°

162.36

Street TRAIL

413

143

MB

F.B. 249

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1014

19/2

•

Book 7

MB 19/24

५३

<b>NAME</b>	Indian Trail Tract	Map # 12
<b>DATE</b>	1933	
<b>DEVELOPER</b>	Pearl and Austin McManus	
<b>BOUNDARY</b>	This three-street subdivision consists of the east side of Calle Palo Fierro, Indian Trail, and Vista del Oro between Ramon Road and Sunny Dunes Road.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936)<sup>56</sup> was subdivided by Pearl McManus and husband Austin McManus into 90 parcels. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. Pearl McManus was a lifelong horsewoman who was a member of the Desert Riders, and incorporating a bridle path into the development was consistent with her vision of the Palm Springs lifestyle.</p> <p>The initial marketing by McManus Realty declared that “Sunshine and health await you at Indian Trail tract.” The McManuses endeavored to bring distinction to the tract not only through its palm-lined main thoroughfare but also in the siting of the corner properties, with houses built in a “boomerang” layout, stretching across the lots. The McManuses would follow this same design pattern more than a decade later with their Tahquitz River Estates tract, located to the south. Most development in Indian Trail occurred in the years leading up to World War II with Spanish Colonial architecture predominant. Original lot prices in 1936 ranged from \$550-\$950. Several homes in the tract were designed by major Palm Springs architects of the 1930s, including Lee Miller; Brewster &amp; Benedict; and W.C. Pennell, as well as at least one design by prominent Los Angeles architectural designers Meyer &amp; Holler.</p> <p>In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Cartoonist Hal Forrest; novelist and screenwriter Leslie Charteris, creator of the popular <i>The Saint</i> novels; three-time Academy Award-nominated cinematographer Ray Binger; radio star Cal Pearce; producer/director John M. Stahl; <i>Easter Parade</i> director Charles “Chuck” Walters; and 20<sup>th</sup> Century Fox chief Joseph M. Schenck, all lived within a block of each other on Indian Trail. In 1936, McManus had contractor/civil engineer Lee Miller construct what is now referred to as the “Casablanca Adobe” (HSPB-68), a vernacular-style adobe home that was occupied in the 1940s by the <i>Casablanca</i> screenwriter Howard E. Koch.</p> <p>While Hollywood was well represented in the tract, so too were important figures in other fields including landscape artist Bathasar Kundert; Winfield and Grace Song Line, experts on Korean and Asian culture and affairs; and Tracy B. Williams, noted designer of Winton automobile and boat motors; among others. The tract was also home to prominent members of the local community such as the Village Pharmacy’s Harry Brott; optometrist Dexter Blau; O’Donnell golf pro George Howard Jr. and, architect Howard P. Lapham.</p>	

<sup>56</sup> “Fine Homes,” *Palm Springs News*, December 17, 1938, 8.

# INDIAN TRAIL TRACT

Being a Subdivision of Lot 10, Sec. 23, T.4S. R.4E. S.B.B. & M.  
as shown on a Map of Palm Valley Colony Lands, recorded  
in M.B. 14, p. 652, Records of San Diego County, California.  
DAVIDSON & FULLMER  
Civil Engineers.  
February 1933.

See title Insurance Co.  
*John A. Now*  
Fee \$5.00  
11:30 a.m.

We hereby certify that we are the owners  
of, or have some right, title or interest in and  
to, the real property included within the Sub-  
division shown upon the annexed map, and  
that we are the only persons whose consent  
is necessary to pass a clear title to said prop-  
erty, and we consent to the making of said  
map and subdivision as shown within the  
colored boundaries and hereby dedicate to the  
public use, Lots A, B, C, D, E, F, G, H, I,  
as shown upon said map within said subdivision

*Ray M. Collins M. Collins*  
*Austin J. McManis*

I hereby certify that I am a Licensed Land  
Surveyor of the State of California and that this  
map, consisting of one (1) sheet, correctly repre-  
sents the survey made under my supervision in  
February 1933, and that all of the monuments  
shown thereon actually exist and their positions  
are correctly shown.  
Dated this 24 day of February 1933.

*J. D. Davidson*  
LICENSED LAND SURVEYOR

The County of Riverside, State of California, by and  
through its duly authorized officers, hereby accepts  
the foregoing dedications, and approves said  
Final Map.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

By *J. P. M. Kregor*  
Chairman of the Board of Supervisors

ATTEST  
D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of  
Supervisors

By *J. H. Reimer* Deputy

—NOTE—  
Bearings are from a polaris observation and are true  
courses.  
2-2 white stakes set at all lot corners unless otherwise  
noted.  
Cement points set at all points shown thus 0  
unless otherwise noted.  
Distances shown in feet and decimals thereof.

I hereby certify that according to the records of  
this office, as of this date, there are no liens  
against the real property shown on the annexed  
map for unpaid state, county, municipal or local  
taxes or special assessments collected as taxes  
(except taxes and special assessments not yet  
payable which are estimated at \$25.00.)  
Dated this 24 day of February 1933.

RAY T. HICKS  
County Auditor of the County of Riverside, State of Calif.

By *R. T. Hicks*

Approved by the Riverside County Planning Commission,  
in accordance with the requirements of law, in duly  
authorized meeting held March 9, 1933.

*John A. Now*

Secretary

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE.

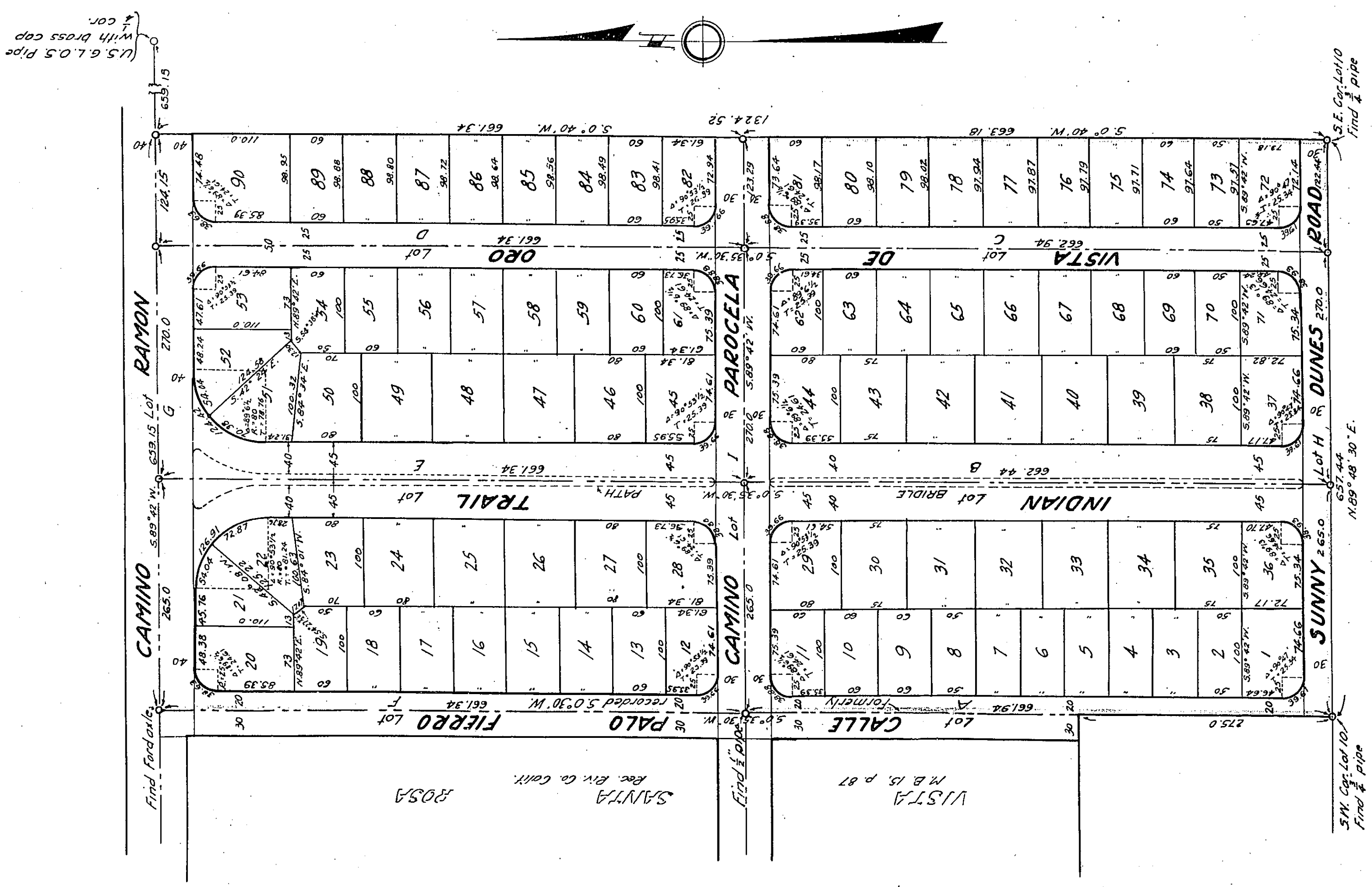
On this 14 day of March 1933, before  
me, *Samuel B. Bower*, a notary public in and  
for the County of Riverside, State of California, residing  
therein, duly commissioned and sworn, personally  
appeared *Austin J. McManis* and *Ray M. Collins*, known  
to me to be the persons who executed the  
within instrument and they acknowledged to me that  
they executed the same.

*Samuel B. Bower*  
NOTARY PUBLIC IN AND FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

I hereby certify that, according to the records of this  
office, the property shown upon the hereto annexed  
map is not subject to any special assessments which have  
not been paid in full. This certificate does not include  
any special assessment district, the bonds of which  
have not yet become a lien upon said property.  
Dated this 24 day of February 1933.

RAY T. HICKS  
County Auditor of Riverside County, State of California.

In the Coachella Valley County Water District.  
In the India Permanent Road District.  
In the Coachella Valley Mosquito Abatement District.  
In the Palm Springs Fire Protection District.  
In the Palm Springs Police Protection District.  
In the Palm Springs Cemetery District.



<b>NAME</b>	La Rambla	Map # 13
<b>DATE</b>	1934	
<b>DEVELOPER</b>	John R. Chaffey	
<b>BOUNDARY</b>	Tachevah Drive on the North, Tamarisk on the south, Hermosa Drive on the east, and Avenida Caballeros on the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In Palm Springs, the lines between selling agents and owner/developers were often blurred. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36, 1945). It was developed in six small phases totaling more than 70 parcels. Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.</p>	

# LA RAMBLA

Being a Subdivision of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the S.E. $\frac{1}{4}$  of Section 11, T.4S. R.4E. S.B. & M.

DAVIDSON & FULMOR  
Engineers  
March - 1934

In the Palm Springs Police Protection District  
Palm Springs Fire Protection District  
Palm Springs Cemetery District  
Coachella Valley County Water District  
Palm Springs Sanitary District.

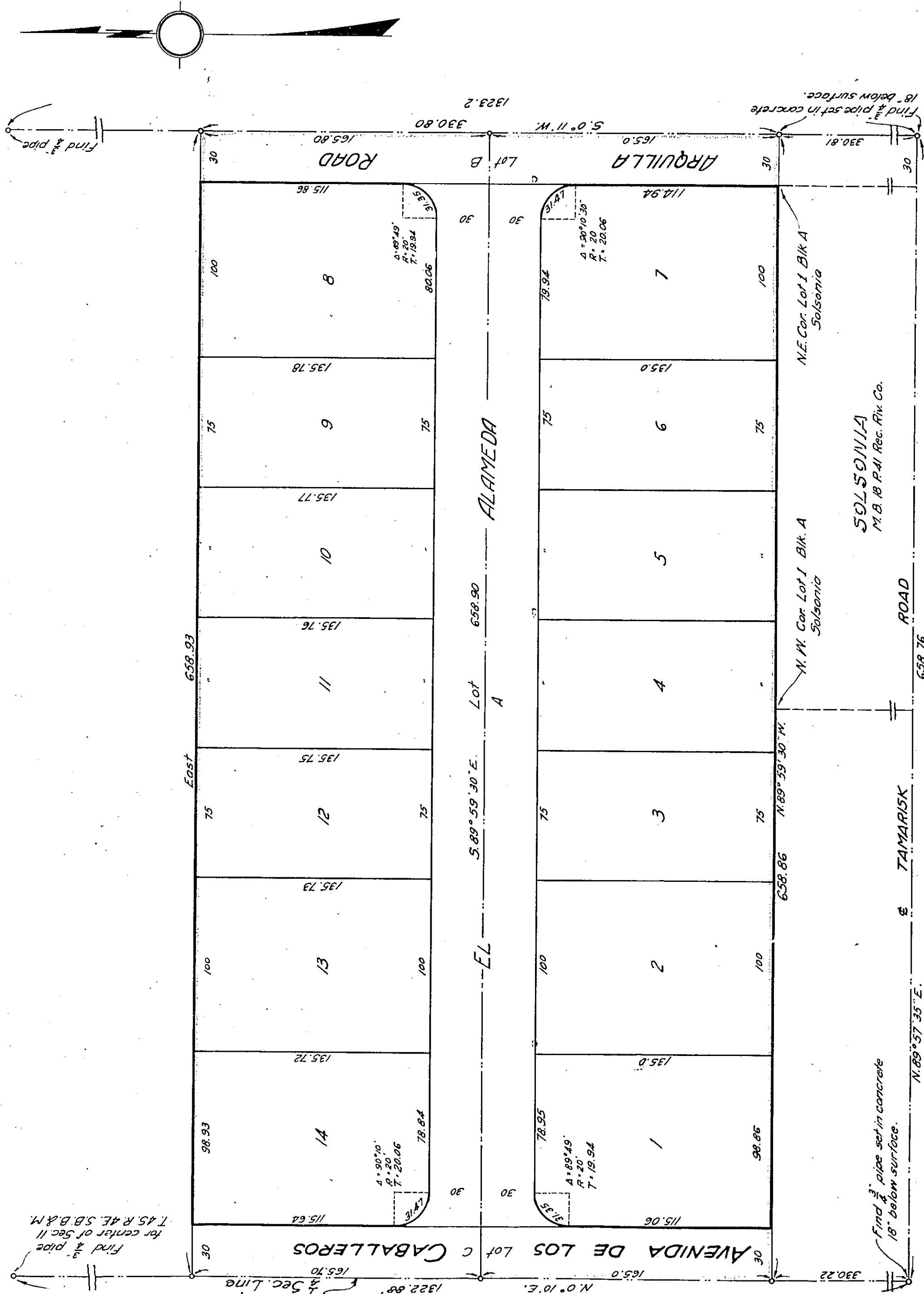
**FILED**  
MARCH 16 1934  
BY SECURITY TITLE  
INSURANCE AND GUARANTEE  
COMPANY

JACK A. ROSS  
at  
Fee \$300  
1013 Oahu  
J. R. Ross  
Sup.

I, J. F. Davidson, do hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of one (1) sheet, correctly represents the survey made under my supervision in February 1934, and that all of the monuments shown thereon actually exist and their positions are correctly shown.

Dated this 1 day of March 1934.  
J. F. Davidson

NOTE—  
Set 2x2 R.W. stakes painted white at all lot corners.  
1x30 pipe set in concrete 18" below surface shown thus—  
except where otherwise noted.  
Bearings are determined by solar observation.  
Distances as shown are in feet and decimals thereof.



We hereby certify that we are the owners of, or have some right title or interest in, the real property included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said property and we consent to the making of said map and subdivision as shown within the colored border-lines and here-by dedicate to the public use, Lots A, B, C, as shown upon said map within said subdivision.

Thos. E. Chapley  
Priscilla Chapley

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid state, county, municipal or local taxes or special assessments collected as taxes (except taxes and special assessments not yet payable which are estimated at \$10.00).  
Dated this 12 day of March 1934.

RAY T. HICKS  
County Auditor of the County of Riverside, State of California.

By R. T. Hicks

I hereby certify that a cash bond in the sum of \$10.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, state, county, municipal or local and all special assessments collected as taxes, which at the time of the filing of the annexed map with the County Recorder, are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.  
D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors

By R. G. Clayton  
State of California } ss  
County of Riverside }

before me Robert L. Edwards, a Notary Public and a member of the County of Riverside, State of California, known to me to be the persons who executed the within instrument and they acknowledged to me that they executed the same.  
Robert L. Edwards  
Notary Public in and for the County of Riverside, State of California.

The County of Riverside, State of California, by and through its duly authorized officers, hereby accepts the foregoing dedications, and approves said Final Map.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
By D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors

ATTEST:  
D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors  
By R. G. Clayton  
County Clerk and Ex-officio Clerk of the Board of Supervisors

Approved by the Riverside County Planning Commission, in accordance with the requirements of law, in duly authorized meeting held March 12, 1934.

Secretary

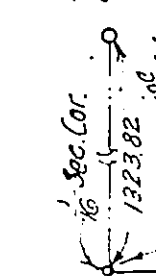


<b>NAME</b>	Chino Canyon Mesa	Map # 14
<b>DATE</b>	1935	
<b>DEVELOPER</b>	Rufus J. Chapman	
<b>BOUNDARY</b>	The first two phases are bounded by Vista Chino on the north, Stevens Road on the south, Wawona Road on the east, and a line mid-block on the west at approximately 500 Wawona Road.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	Chino Canyon Mesa was developed by local realtor Rufus J. Chapman (1907-1970). This forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).	

# 1577 FILED  
Jan - 21 / 1935  
AT - 9:00 A.M.

We hereby certify that we are the owners of, or have some right title or interest in and to the real property included within the subdivision shown upon the annexed map shown upon the annexed map, and that we are the only persons whose consent is necessary to, for \$5.00

Test. *Jul. 11, 1922*  
*RECORDED*



In the Coachella Valley County Water District.	Bearings are derived from a Solar Observation.
" - Palm Springs Cemetery District.	212. All stations pointed white set of all lot corners.
" - Palm Springs Fire Protection District.	Cement points set of all points shown thus.
" - Palm Springs Police District.	Distances as shown are in feet and decimals thereof.
	Cement points 2"x24" marked L.S.N.1200.

RAY I. HICKS  
County of Riverside, State of California.

ATTEST:  
D. G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors

By [Signature] Deputy  
by [Signature] Chairman of the Board of Supervisors

November 12 - 1934.

Jack A. Jones  
Secretary

R. Davidson.  
Licensed Land Surveyor No. 1200  
Dated this 30 day of January 1935

Emerson L. Bell  
Notary Public in and for the County of Riverside, State of Calif.

<b>NAME</b>	Desert Sands	Map # 15
<b>DATE</b>	1935	
<b>DEVELOPER</b>	Edmond F. Lindop	
<b>BOUNDARY</b>	Tachevah Drive on the north, Tamarisk Road on the south, Sunrise Way on the east, and Hermosa Drive on the west; there is a large parcel in the northeast corner that is not included in the subdivision.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>One of the most interesting tract developments of the mid-1930s is that of Desert Sands (1935-36). It was developed by real estate broker Edmond F. Lindop (1901-1968), who was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. General Houses was a pioneer in the production of prefabricated houses, which were designed by Chicago-based architect Howard T. Fisher. The company received national media attention in 1932, and a prototype steel house was exhibited at the 1933 Chicago World's Fair. Originally from Chicago, Lindop worked in real estate there and may have become aware of the work of Howard T. Fisher in that capacity.</p> <p>Desert Sands is a 104-parcel development subdivided in three phases. Initially, Lindop envisioned the tract as traditionally constructed homes. To ensure high architectural standards, Lindop formed a review board for Desert Sands by which all designs had to be approved. The board consisted of Lindop himself, Hollywood architect William C. Rich,<sup>57</sup> and local designer/builder Van Evera Bailey.</p> <p>In 1935, Lindop erected a Ranch-style tract sales office at the corner of Hermosa Avenue and Tamarisk Road. He commissioned Van Evera Bailey to design and build a Model Home (1935, Van Evera Bailey), and then enlarge it six months later.<sup>58</sup> In late 1935 he constructed a speculative home in the "Bavarian style" and in early 1936 began construction on a "New England Colonial" type home fashioned in plan as a "Maltese cross" where each wing was designed as an entity: den, bunk room, fireplace, and dinette.<sup>59</sup> Around this time, Lindop expanded his firm's services to include architectural design services and general contracting (headed by Myron H. Lewis). These services were also made available to homebuyers not purchasing in the Desert Sands tract.<sup>60</sup></p> <p>By Spring of 1936, lots in the first unit were nearly sold out. In October of 1936, Lindop was appointed the California Distributor for General Houses, Inc. and in November of 1936, Lindop erected a General Houses steel house in the subdivision at 1320 Tamarisk Road (1936, General Houses, Inc.). Advertised as "The House That Science Built" the public was invited to observe the unique building process. The house had a steel framework with panels of compressed asbestos composition on the exterior, sheet aluminum insulation and plywood panel on the interior wall.<sup>61</sup> Sales rhetoric advised buyers that due to this construction technique, space equivalent to an extra room was</p>	

<sup>57</sup> This name may have been altered by OCR scanning of original materials. This may be the Pasadena-based architect William Richards (1871-1945).

<sup>58</sup> "Enlarge Model Home," *Palm Springs News*, December 12-to December 19, 1935, 4.

<sup>59</sup> "Start Work on Unusual Home," *Palm Springs News*, February 27, 1936-March 5, 1936, 3.

<sup>60</sup> "Start Work on Unusual Home," *Palm Springs News*, February 27, 1936-March 5, 1936, 3.

<sup>61</sup> "Different," *Palm Springs News*, December 7, 1936, 13.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

	<p>retained vs. standard construction methods. Notably, the house was also an all-electric home and “the first house of [General Houses, Inc.] to be erected in California.”<sup>62</sup></p> <p>In attempt to appeal to a wider market, by January 1937, Lindop was featuring another architecturally unique home in the tract known as the “Pink Oasis” on Verbena Drive with its distinctive octagon-shaped living room for Fred C. Baker.<sup>63</sup> By April of that same year, Lindop was featuring a “modern-ranch style all-gas home” located on San Jacinto Way between Hermosa Drive and Paseo De Anza.<sup>64</sup> Lindop’s construction of model homes supported by an extensive local advertising campaign served him well. Lots sold quickly.</p>
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<sup>62</sup> “Steel House Now Being Erected,” *Desert Sun*, November 20, 1936, 1.

<sup>63</sup> “Home Sold,” *Palm Springs News*, March 11, 1937, 5. The address could not be confirmed.

<sup>64</sup> “Many Inspect Ranch Home,” *Palm Springs News*, April 29, 1937, 9.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

**City of Palm Springs**

**Citywide Historic Context Statement & Survey Findings**

**HISTORIC RESOURCES GROUP**





<b>NAME</b>	El Mirador Estates	Map # 16
<b>DATE</b>	1935	
<b>DEVELOPER</b>	Sallie Stevens Nichols and Culver Nichols	
<b>BOUNDARY</b>	Mel Avenue to the north, Tachevah Drive to the south, N Via Miraleste to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens' daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off.<sup>65</sup> These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. These include the James V. Guthrie Residence (1935, Clark &amp; Frey; altered) at 666 Mel Avenue; Frey House #1 (1940, Clark &amp; Frey; demolished); the Halberg Residence (1936, Clark &amp; Frey) at 723 E. Vereda del Sur; the Williams Residence (1956, E. Stewart Williams; demolished) at 1250 Paseo El Mirador; and the Sieroty Residence (1941, Clark &amp; Frey) at 695 E. Vereda del Sur.</p>	

<sup>65</sup> The golf course was developed by Prescott T. Stevens. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932.

FILED  
MAY 11 1935  
AT 11:35 A.M.  
by RIVERSIDE TITLE  
COMPANY.

# EL MIRADOR ESTATE

Being a Subdivision of a Portion of the W 1/2 of the South-East  
One-Quarter of the North-West One-Quarter of Section 11,  
T. 4S. R. 4E. S. B. B. & M.  
DAVIDSON & FULMOR — ENGINEERS.  
SCALE 1"=100' DECEMBER, 1934.

We hereby certify that we are the owners of, or have some right, title, or interest in  
and to, the real property included within the subdivision shown on the annexed map,  
and that we are the only persons whose consent is necessary to pass a clear title  
to said property, and we consent to the making of said map and subdivision as shown  
within the colored border lines and hereby dedicate to the public use Lots A, B, C, D, E.  
as shown upon said map within said subdivision.

F. C. Culver Nichols and Sallie Stevens Nichols, the duly appointed, quali-  
fied and acting executors of the last will of Prescott T. Stevens, deceased.

F. C. Culver Nichols EXECUTOR Sallie Stevens Nichols EXECUTOR

Executed in accordance with order of the Superior Court of the State of California,  
in and for the County of Los Angeles, this 23rd day of February, 1935, a certified copy  
of which Order was filed for record March 4, 1935, in the office of the County  
Recorder of Riverside County, California.

On this 23rd day of February, 1935, before me, Emerson L. Holt,  
a Notary Public in and for the County of Riverside, State of California, residing therein,  
duly commissioned, personally appeared as executors, Sallie Stevens Nichols and  
F. C. Culver Nichols, known to me to be the persons whose names are subscribed to the  
within instrument and acknowledged to me that they executed the same as executors  
of the last will of Prescott T. Stevens, deceased.  
In Witness Whereof, I have hereunto subscribed my name and affixed my official  
seal the day and year in this certificate first above written.

Emerson L. Holt  
Notary Public in and for the County of Riverside, State of California.

I hereby certify that according to the records of this office, as of this date, there are  
no liens against the real property shown on the annexed map for unpaid state, county,  
municipal or local taxes or special assessments collected as taxes, except taxes and  
special assessments not yet payable which are estimated at \$100.00.  
Dated this 23rd day of February, 1935.  
RAY T. HICKS  
County Auditor of the County of Riverside, State of California.

The County of Riverside, State of California, by and through its duly authorized officers,  
hereby approve said Final Map of EL MIRADOR ESTATES but the streets as shown  
on said map are hereby not accepted as public streets.  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ATTEST  
D. G. CLAYTON  
County Clerk of the Board of Supervisors  
By D. G. Clayton Deputy

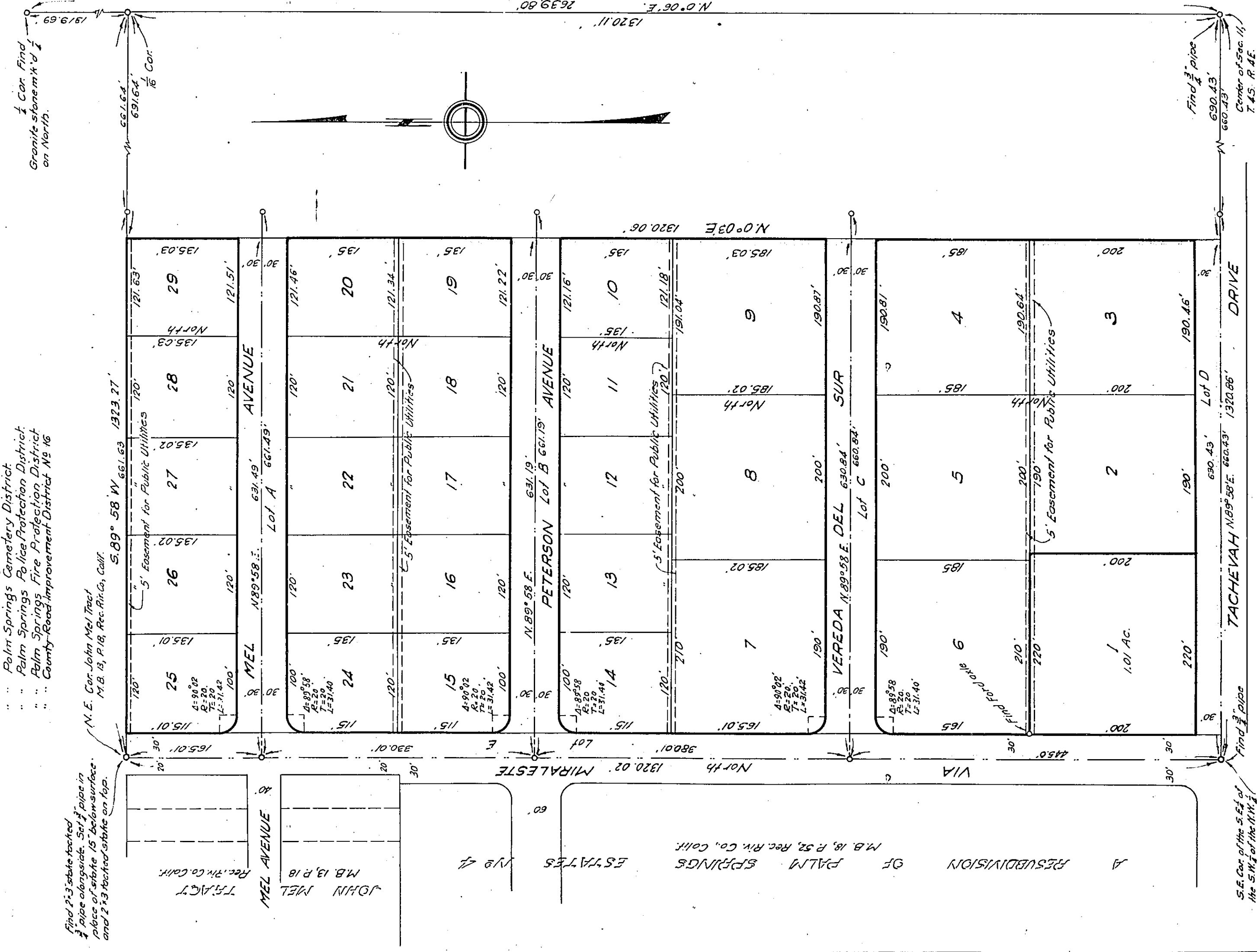
Approved by the Riverside County Planning Commission, in accordance with the require-  
ments or law, in duly authorized meeting held January 30, 1935.  
Secretary Jan. 30, 1935

I, J. F. Davidson, do hereby certify that I am a Licensed Land Surveyor of the State of  
California and that this map consisting of one sheet, correctly represents the survey made  
under my supervision in December, 1934, and that all the monuments shown thereon ac-  
tually exist and their positions are correctly shown.  
Dated this 30 day of January, 1935.  
J. F. Davidson  
Licensed Land Surveyor No. 1100

NOTE —  
2 1/2" Redwood stakes driven white set off lot corners.  
Cement points set for all points shown thus unless otherwise noted.  
Distances as shown are in feet and decimals thereof.  
Bearings are taken by a solar compass, and are true courses.  
Cement points 2" x 2 1/2" in N. & S. 1/4 Sec. 10.

Witness my hand and official seal, the day and year in this certificate first above written.  
Emerson L. Holt  
Notary Public in and for said County and State.

On this 23rd day of February, 1935, before me, Emerson L. Holt, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned, personally appeared as executors, Sallie Stevens Nichols and F. C. Culver Nichols, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as executors of the last will of Prescott T. Stevens, deceased. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal the day and year in this certificate first above written.



CR 89-109, Page 2,  
CR 90-174, Lot 22,  
BOOK 7

<b>NAME</b>	Vista del Monte	Map # 17
<b>DATE</b>	1935	
<b>DEVELOPER</b>	Charlie Farrell and Ralph Bellamy	
<b>BOUNDARY</b>	San Rafael Drive to the north, Santa Clara Way to the south, Indian Avenue (present-day Indian Canyon Avenue) to the east, and Virginia Road to the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	Vista del Monte, one of the larger developments of the 1930s, was an extension of the Palm Springs Racquet Club that opened in 1934. Racquet Club owners Charlie Farrell and Ralph Bellamy subdivided the forty six-parcel Vista del Monte tract (1935), just north of the resort in the area bordered by San Rafael Drive to the north, Santa Clara Way to the south, Indian Avenue (present-day Indian Canyon Avenue) to the east, and Virginia Road to the west. At the time, Vista del Monte was the northernmost residential neighborhood in Palm Springs.	

18/77

FILED  
MARCH 4<sup>th</sup> 1935  
BY SECURITY TITLE  
INSURANCE AND GUARANTEE  
COMPANY

Jack O. Ross  
at 1145 AM.  
F. B. Row  
Approved by the Riverside County Planning Commission, in  
accordance with the requirements of law in duly authorized  
meeting held January 30, 1935.

By *[Signature]*  
Secretary

The County of Riverside, State of California, by and through its duly  
authorized officers hereby approved said Final Map as the official map of said  
County of Riverside, State of California,  
public streets.

ATTEST:  
D. G. CLAYTON  
County Clerk of the Board of Supervisors

By *[Signature]*  
County Clerk of the Board of Supervisors

# VISTA DEL MONTE

Being a Subdivision of a Portion of the North-east quarter  
of Section 3, T. 4S. R. 4E. S. B. & M.  
DAVIDSON & FULMOR  
ENGINEERS  
SCALE 1" = 100'  
JANUARY, 1935.

We hereby certify that we are the owners of, or have some right, title or interest in and to, the real property included  
within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a  
clear title to said property, and we consent to the making of said map and subdivision as shown within the colored border  
lines and hereby dedicate to the public use of the County of Riverside, State of California, as shown upon said map within said subdivision.

By *[Signature]* President  
*[Signature]* Vice President  
*[Signature]* Secretary  
*[Signature]* Treasurer  
*[Signature]* Ass't. Trust Officer

STATE OF CALIFORNIA } ss  
County of Riverside } ss  
On this 1<sup>st</sup> day of January, 1935, before me, *[Signature]*, a Notary Public in and for the County of Riverside, State of California,  
residing therein, duly commissioned and sworn, personally appeared *[Signature]*, known to me to be the Vice President  
and *[Signature]*, known to me to be the Ass't. Trust Officer of the Bank of America National Trust and Savings Ass'n, the corpora-  
tion that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation  
named therein and they acknowledged to me that such corporation executed the same. In Witness Whereof, I have hereunto set my  
hand and official seal this 1<sup>st</sup> day of January, 1935, in this certificate first above written.

Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA } ss  
County of Riverside } ss  
On this 1<sup>st</sup> day of January, 1935, before me, *[Signature]*, a Notary Public in and for the County of Riverside, State of California, residing  
therein, duly commissioned and sworn, personally appeared *[Signature]*, known to me to be the persons whose names  
are subscribed to the within instrument and they acknowledged to me that they executed the same. In Witness my hand  
and official seal this 1<sup>st</sup> day of January, 1935.

Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA } ss  
County of Riverside } ss  
On this 1<sup>st</sup> day of January, 1935, before me, *[Signature]*, a Notary Public in and for the County of Riverside, State of California, residing  
therein, duly commissioned and sworn, personally appeared *[Signature]*, known to me to be the persons whose names  
are subscribed to the within instrument and they acknowledged to me that they executed the same. In Witness my hand  
and official seal this 1<sup>st</sup> day of January, 1935.

Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA } ss  
County of Riverside } ss  
On this 1<sup>st</sup> day of January, 1935, before me, *[Signature]*, a Notary Public in and for the County of Riverside, State of California, residing  
therein, duly commissioned and sworn, personally appeared *[Signature]*, known to me to be the persons whose names  
are subscribed to the within instrument and they acknowledged to me that they executed the same. In Witness my hand  
and official seal this 1<sup>st</sup> day of January, 1935.

Notary Public in and for the County of Riverside, State of California.

I hereby certify that according to the records of this office, as of this date  
there are no liens against the real property shown on the annexed map for  
unpaid state, county, municipal or local taxes or special assessments  
collected as taxes (except taxes and special assessments not yet  
payable which are estimated at \$0.00).

Dated this 1<sup>st</sup> day of January, 1935.  
R. T. HICKS  
County Auditor of the County of Riverside, State of California.

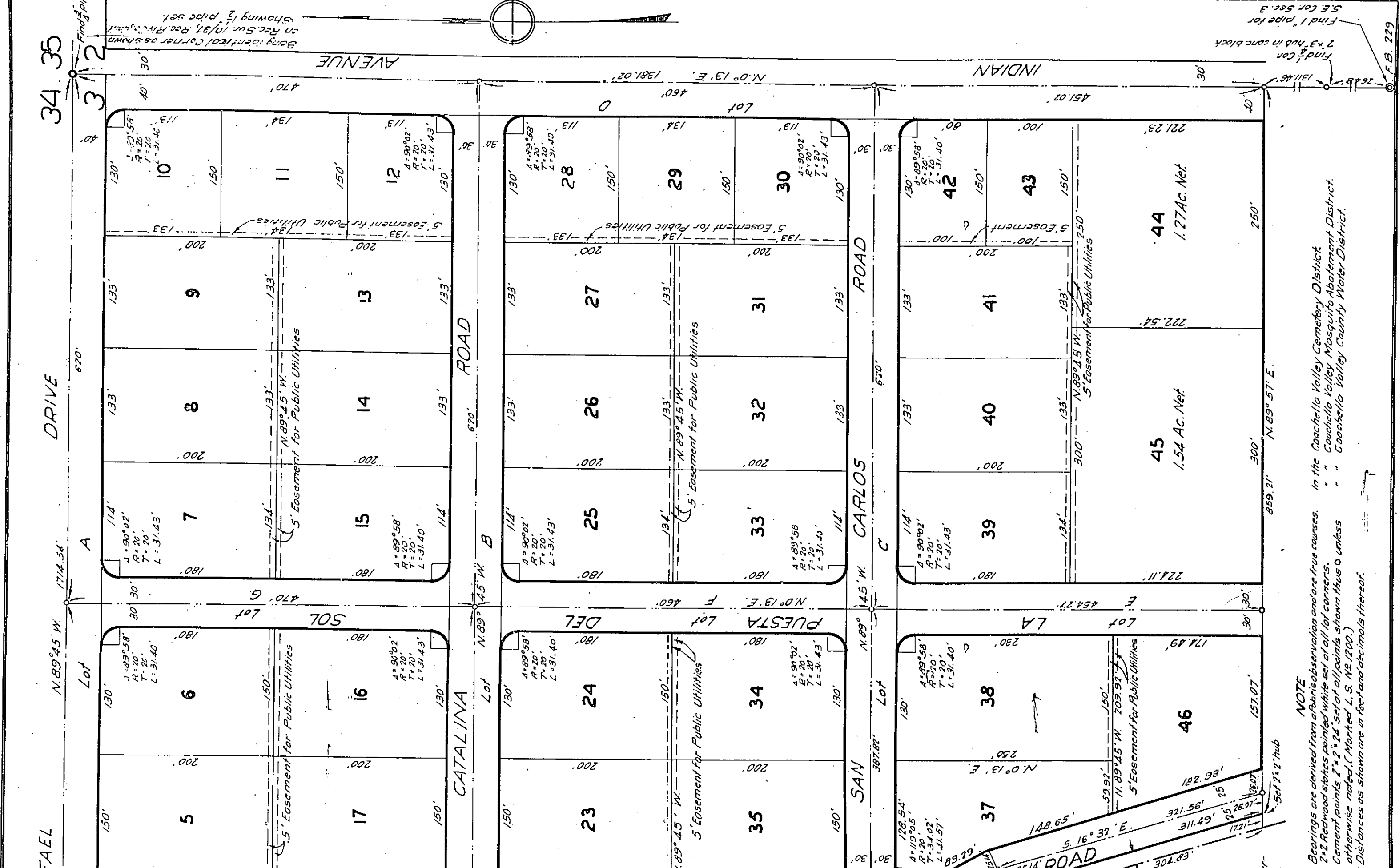
*[Signature]*  
Licensed Land Surveyor No. 14700

I, J. F. Davidson, do hereby certify that I am a Licensed Land Surveyor of  
the State of California, and that this map consisting of one (1) sheet, cor-  
rectly represents the survey made under my supervision in January, 1935, and  
that all the monuments shown thereon actually exist and their positions are cor-  
rectly shown. Dated this 1<sup>st</sup> day of March, 1935.

*[Signature]*  
Licensed Land Surveyor No. 14700

NOTE  
Bearings are derived from astronomical observations and are true courses.  
2 1/2 inch road stakes pointed white set at all of corners.  
Corner points 1" x 1/4" set of all corners shown thus 0 unless  
otherwise noted (Marked L. S. No. 1200).  
Distances as shown are in feet and decimals thereof.

In the Coachella Valley Cemetery District.  
Coachella Valley Mosquito Abatement District.  
Coachella Valley Water District.



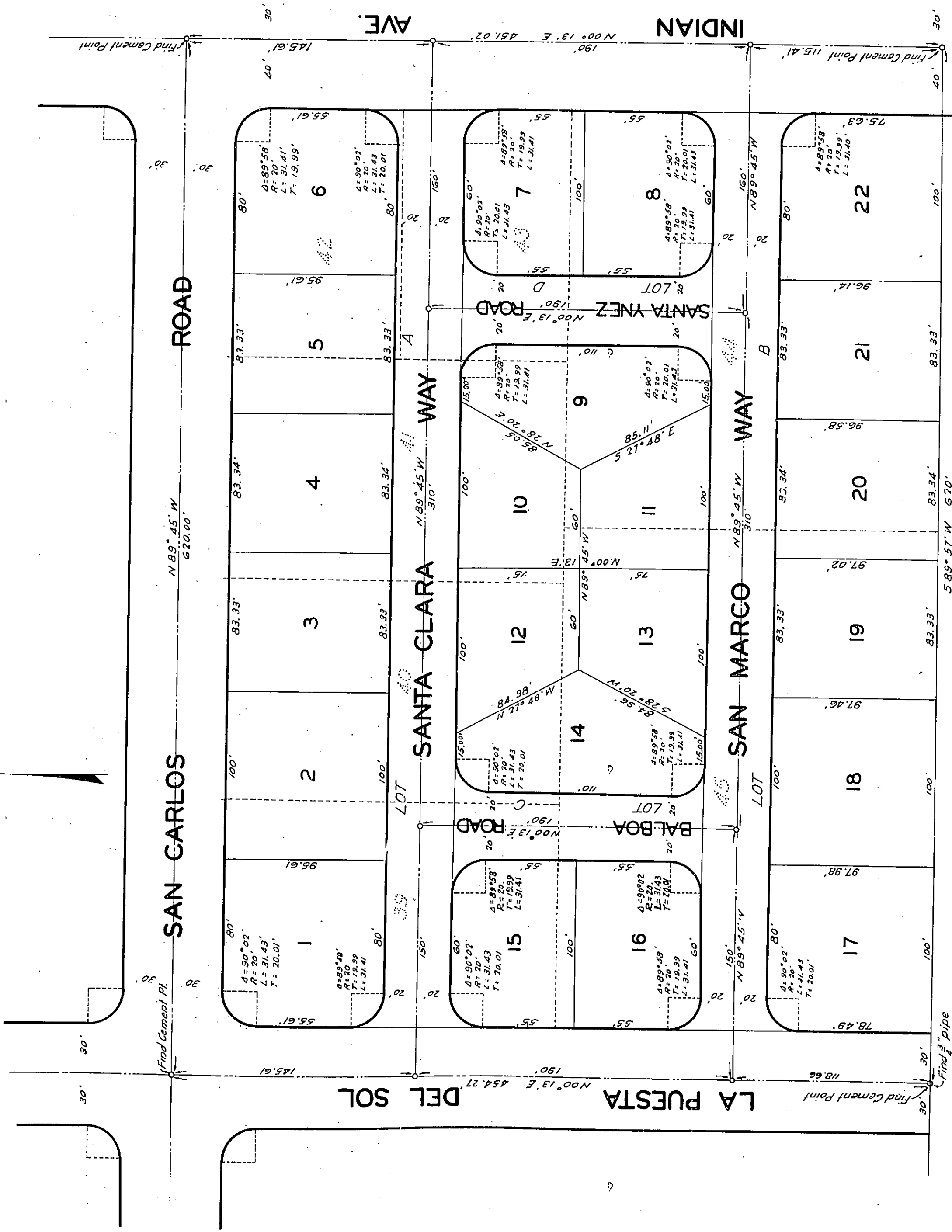
<b>NAME</b>	Racquet Club Colony	Map # 18
<b>DATE</b>	1935	
<b>DEVELOPER</b>	Walter N. Marks	
<b>BOUNDARY</b>	40 acres immediately north of the Racquet Club	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>A small but notable subdivision, the Racquet Club Colony was developed beginning in 1935 on a forty acre tract of land located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills. Marks was heavily involved in Southern California real estate development for decades and was, along with his wife Doris, actively involved with the desert community and a major figure in the creation of the Palm Springs Desert (Art) Museum, among other civic and charitable endeavors.</p> <p>Marks was also an avid tennis player and one of the original founding members of the Racquet Club. He was the third person to sign up for club membership just behind actors Paul Lukas and Charles Butterworth. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had an ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.</p> <p>Marks took an active hand in the tract's development, and the first eight houses were built under his supervision. The first three were for his friends and fellow Racquet Club members, Paul Lukas, Charles Butterworth, and I. Rubin. The three houses were built together along what was originally known as La Puesta Del Sol (presently Puerta del Sol) and were each designed by Los Angeles architect John P. Pedersen and built by Harvey Maclean. For his own home on Santa Catalina Road, Marks engaged a major architect, Roland E. Coate, who designed a white-roofed Bermuda-style home, fronted by a gracefully curving wall. The home bore stylistic similarities to another Bermuda-style residence the architect designed around the same time for actor Gary Cooper in the Brentwood Highlands in Los Angeles. The tract was advertised as having generous three-quarter acre lots and the Marks-built homes were sold complete and completely furnished with interior decoration by Mrs. Thelma Wertheimer, owner of the Colonial House Hotel. The tract's development slowed during the war years, but resumed in the late 1940s. Although there are a few exceptions, most homes built in the tract were constructed by 1952.</p>	



# THE COLONY TRACT

Being a Resubdivision of lots 39-40-41-42-43-44-45 as shown on a map of VISTA DEL MONTE on file in Book 18 of Maps at page 77, Records of Riverside County, State of California.

DAVIDSON & FULMOR  
Engineers.  
August 1936.



**FILED**  
Nov. 24, 1936  
JACKSON, CALIF.  
J. S. ROSS  
COUNTY RECORDER

SECURITY TITLE INS. & TRUST CO.  
FRA 500

We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C, D, as shown on said map.

By Walter M. Markes President  
Rosa W. Markes Secretary

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES }

On this 23 day of Sept. 1936 before me, L. H. Markes, a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn personally appeared Walter M. Markes and Rosa W. Markes known to me to be the President and known to me to be the Secretary respectively of VISTA DEL MONTE, INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

L. H. Markes  
Notary Public in and for the County of Los Angeles, State of California.

The County of Riverside, State of California by and thru its duly authorized officers hereby approves said Map as the official Map of the COLONY TRACT but the streets as shown on said map are hereby not accepted as public streets.

Dated this 23 day of Nov. 1936.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By W. H. Moore  
Chairman of the Board of Supervisors

County Clerk and Ex-Officio Clerk of the Board of Supervisors  
By R. J. Dwyer Deputy

I hereby certify that a bond in the sum of \$ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected on taxes, which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this day of 1936.

D. G. CLAYTON  
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By W. H. Moore Deputy

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

R. J. Dwyer Dated this 20th day of Nov. 1936.  
County Auditor of Riverside County  
State of California

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents this survey made under my supervision in August, 1936 and that all the monuments shown hereon actually exist and their positions are correctly shown.

R. T. Hicks  
Registered Engineer No. 862

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held Sept. 28 - 1936.

W. H. Moore  
Secretary

Bearings are derived from an observation of Polaris and are true courses.  
2x2 W. stakes painted white set at all corners.  
Cement points set at points shown thus unless otherwise noted.  
Distances shown in feet and decimals thereof.

In the Coachella Valley Cemetery District  
In the Coachella Valley Mosquito Abatement District  
In the Coachella Valley County Water District

<b>NAME</b>	Little Tuscany	Map # 19
<b>DATE</b>	1936	
<b>DEVELOPER</b>	Alvah Hicks	
<b>BOUNDARY</b>	Phase I: Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Phase II: Western most portions of Chino Canyon Road and West Cielo Drive.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Builder and real estate developer Alvah Hicks (1884-1944) worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy."<sup>66</sup> In total, it included sixty-two large, irregularly-shaped parcels, the first forty of which were subdivided by Hicks and his wife Teresa (Tess) Hicks in 1936-37.</p> <p>In 1938, Bullock's department store furnished a "Demonstration House"<sup>67</sup> in Little Tuscany (1937-38, Brewster and Benedict) that was featured in <i>California Arts + Architecture</i> and promoted in the <i>Los Angeles Times</i>. The original Ranch-style home, located at 1725 Tuscan Road was a showcase for Hicks, the former carpenter turned homebuilder.</p> <p>The second phase of Little Tuscany, including the western most portions of Chino Canyon Road and West Cielo Drive, were developed in 1948, by Harold Hicks (1909-1997) and Caroline Hicks, the couple's son and daughter-in-law. Harold carried on the prominence of the Hicks name in Palm Springs by being active in insurance and real estate. While some construction in Little Tuscany took place before World War II, the majority of homes were constructed after the war. Common styles include Mid-century Modern and Hollywood Regency.</p>	

<sup>66</sup> "Sand Traps and Sun Lure Outdoor Types to Desert," *Los Angeles Times*, February 26, 1967, J1.

<sup>67</sup> No documentation verifies the location of the Demonstration House, but it may be the property listed as "vacant" in the 1938-39 Palm Springs City Directory at 926 Panorama Road.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

We hereby certify that we are the owners of or have some right, title or interest in and to, the real property included within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to public use Lots A, B, C, D & E as shown upon said map within said subdivision.

Black F. White  
Teresa A. Hicks

STATE OF CALIFORNIA,  
COUNTY OF RIVERSIDE ) ss.

On this 3rd day of June, 1936, before me, LEONARD WHITE, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared BLACK F. WHITE and TERESA A. HICKS, his wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal the day and year first above written.

Leonard White  
Notary Public in and for Riverside Co., State of Calif.

Approved by the Riverside County Planning Commission, in accordance with the requirements of law, in duly authorized meeting held this 13th day of June, 1936.

By Asst. Sec. 1 Secretary

The County of Riverside, State of California, by and through its duly authorized officials, hereby approves said final map as the official map of LITTLE TUSCANY, but the streets as shown on said map are not accepted as public streets.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

By J. P. Carson  
Chairman of the Board of Supervisors.

Affest  
O.S. CLAYTON,  
County Clerk and Ex-officio Clerk of the Board of Supervisors.

By J. P. Carson Deputy.

I hereby certify that according to the records of this office, as of this date, there are no liens against the real property shown on the annexed map for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes and special assessments not yet payable which are estimated at \$50.00.

R. T. Hicks Dated this 12th day of June, 1936.  
By Blanche H. Hester R. T. HICKS,  
County Auditor of Riverside County,  
State of California.

I hereby certify that a bond in the sum of \$25.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of the filing of the annexed map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 12th day of June, 1936.  
O.S. CLAYTON,  
County Clerk and Ex-officio Clerk of the Board of Supervisors.

By A. J. Livingston Deputy.

# LITTLE TUSCANY

Being a Subdivision of a portion of the South one-half of the South-west one-quarter of Sec. 3, T4S, R4E, S8B&M.  
Scale 1"=100' June, 1936  
Davidson & Fulmer, Eng'rs.

## NOTE

Bearing as shown derived from R.S. Book 10, Pg. 71 Riverside Co. 2" x 36" iron pipes set in concrete, set at all points shown thus except as otherwise shown.  
2" x 1/4" Redwood stakes, painted white, set at all lot corners.  
Distances as shown are in feet and decimals thereof.

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision in Oct. 1935 and that all the monuments shown hereon actually exist and their positions are correctly shown.

J. Davidson  
Registered Engineer No. 882

In the Coachella Valley County Water District:  
- Palm Springs Cemetery District.  
- Police Protection District.  
- Fire Protection District.  
- Coachella Valley Mosquito Abatement District.

4 3  
9 10

Find granite stone marked with 2 patches on sand stakes on E. for 100'.

OR 88-183, LOT 9

BOOK 7

MB 18/96

19/28

## LITTLE TUSCANY NO. 2

Being a Subdivision of a Portion of the South one-half of the  
Southwest one-quarter of Section 3 T.4 S. R.4 E. S. 8. B. & M.  
DAVIDSON & FULMOR Engineers  
Scale 1"=100' April 1937

1937

**FILED**  
Sep 8 1937  
2 P.M.  
By: RIVERSIDE TITLE  
COMPANY  
JACK A. ROSS  
RECORDED  
F. B. ROW  
Dep. Fee \$5.00

We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet that we are the only persons whose consent is necessary to pass a title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B and C.

*Alvan E. Hicks*  
*Theresa A. Hicks*

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On this 8th day of AUGUST, 1937 before me the LEONARD WHITE a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn personally appeared ALVAN E. HICKS and THERESA A. HICKS his wife known to me to be the persons whose names are stated within this instrument and they acknowledged to me that they executed the same.

*Leonard White*  
Notary Public in and for the County of Riverside, State of California

The County of Riverside, State of California by and thru its duly authorized officials hereby approves said final map as the official map of LITTLE TUSCANY No. 2 streets as shown on said map are hereby accepted as public streets.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:  
D.G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors  
By: *R. T. Hicks*  
Chairman of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes or local taxes and special assessments not yet payable which are stipulated at \$100.00. Dated this 27th day of July, 1937.

*R. T. Hicks*  
County Auditor of Riverside County  
State of California

R. T. HICKS

I hereby certify that a bond in the sum of \$2,400.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California conditioned on the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which of the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors. Dated this 7th day of July, 1937.

*D. G. Clayton*  
D.G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors

I hereby certify that I am a Registered Engineer of the State of California that this map consisting of one (1) sheet correctly represents this survey made under my supervision in April 1937, that all the monuments shown hereon actually exist and their positions are correctly shown.

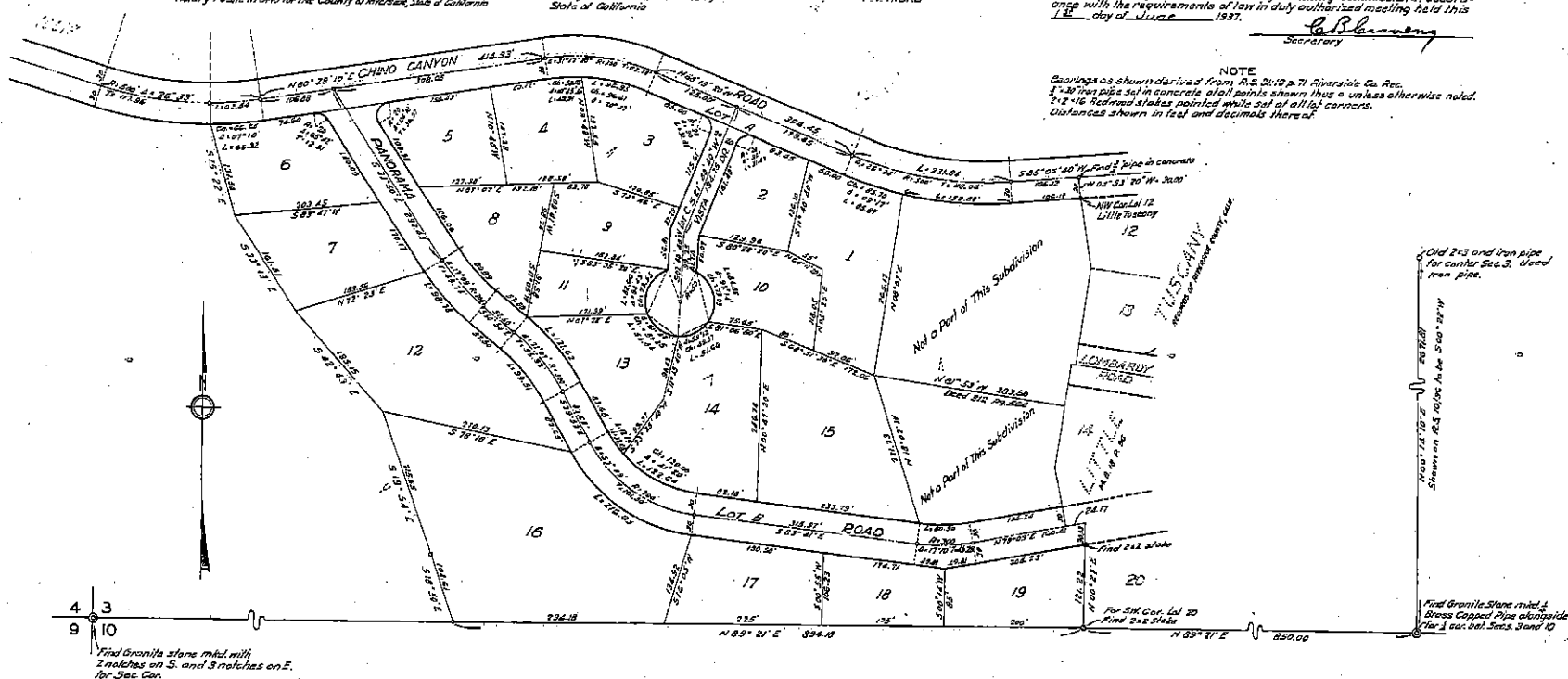
*W. J. Davidson*  
Registered Engineer No. 682

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held this 14th day of June, 1937.

*Ch. B. Manning*  
Secretary

## NOTE

Bearings as shown derived from R.S. 21:12 & 71 Riverside Co. Rec. 1-40 this pipe set in concrete at all points shown thus unless otherwise noted. 1/2" x 1/2" Referred stakes pointed white set at all corners. Distances shown in feet and decimals thereof.



Book 7

NB 19/28

MUCH LATER

22/87

FILED

MAR 1 1948  
No. 80 of 1930 NAM  
Jack A. Rose  
County Engineer  
by Oliver A. Johnson DEPUTY  
Fee \$ 5.25  
Filed by Riverside Title Co.

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land, and that we fully consent to the making and filing of this map and the dedication to public use of the streets and easements shown on the map, and that we will, for and in behalf of the owners of the land included within the map, execute and deliver to the proper authorities all such documents as may be required for the purpose of perfecting the dedication to public use of the streets and easements shown on the map, and for the purpose of securing the construction and maintenance of public utilities the said Public Utility Easements shown on the map as said P.U.E.

COUNTY OF HUMBOLDT

On this 15th day of December, 1947, before me, JUNE M. FINEGOULD, a Notary Public for and of the County of Humboldt, State of California, residing therein, duly commissioned and sworn, personally appeared the undersigned and known to me to be the persons whose names are subscribed to the foregoing instrument, and they declared that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

James M. Friedlund  
Notary Public in and for the County of  
Riverside, State of California.

Secretary, Palm Springs City Planning  
Commission.

Louise McClellan  
City Clerk and Ex-officio Clerk of the City  
Council of the City of Polk Springs.

George M. McIntosh  
City Engineer, R.F. 67

City Engineer: E. E. W.

R. T. Hicks  
County Auditor, Riverside County, California

by M. J. Lincoln Deputy  
of Has been executed and filed in

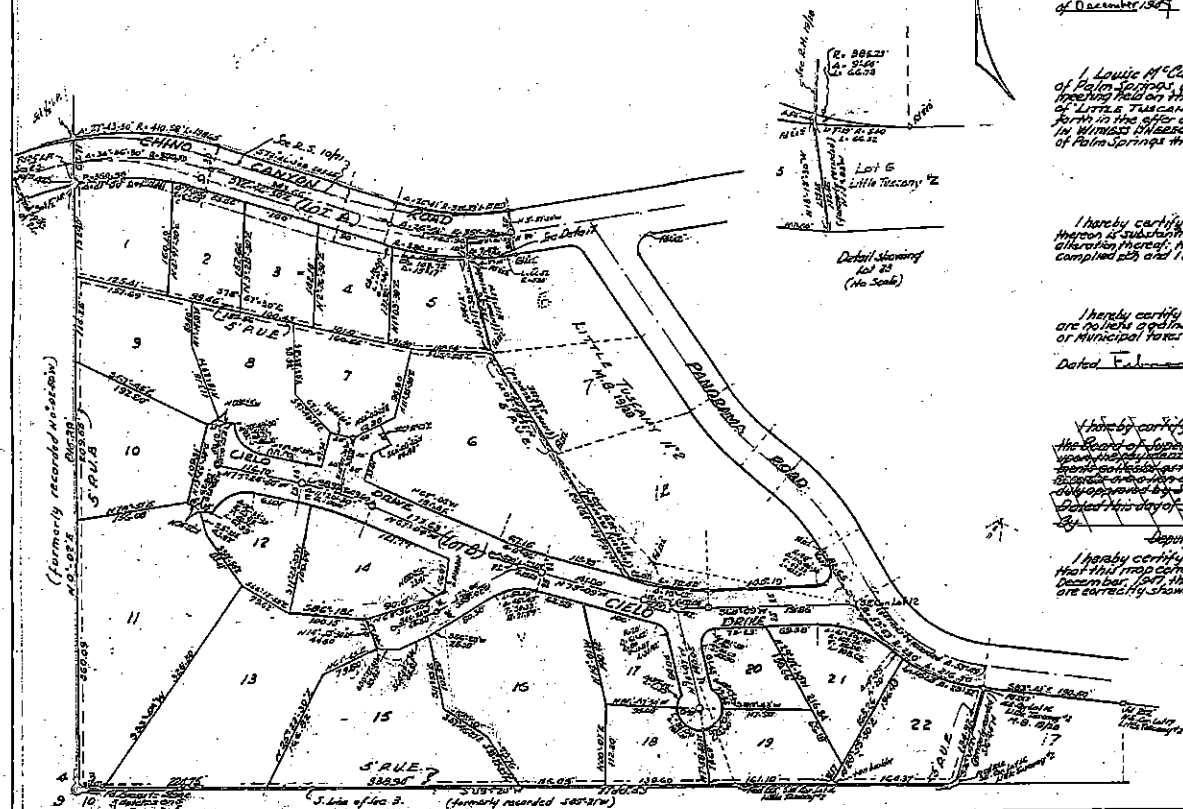
~~GORDON A. REQUEMAT,  
County Clerk & Ex-Officio Clerk  
of the Board of Supervisors.~~

and Surveyor of the State of California;  
now made under my supervision during

enable the survey to be readily referred to.

Book No. 3

MB 22/87





<b>NAME</b>	Palm Highlands Tract	Map # 20
<b>DATE</b>	1936	
<b>DEVELOPER</b>	Robert Ransom	
<b>BOUNDARY</b>	Located in the elbow of the bend at South Palm Canyon Drive, the irregularly-shaped tract is bordered by Tahquitz Avenue to the north, East Palm Canyon Drive and Avenida Moraga to the south, Calle Palo Fierro to the east, and Via Soledad to the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Just to the south of the Palos Verdes tract, the thirty-acre Palm Highlands Tract was subdivided in 1936. The entrance to the neighborhood was planned at Via Entrada and Palm Canyon. Palm Highlands was developed by Robert Ransom (1896-1959), a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s. Parcels in this 30-acre tract were small for Palm Springs, with most measuring 70 x 100 feet deep. Property for the tract initially went on sale on November 27, 1937. The property was sold “cafeteria style” where the price appeared on staked signs on each lot. Prospective purchasers were to take the sign to the salesman and “make his own deal.”<sup>68</sup> By 1939, Ransom had decided that a model home strategy might be better than sales gimmicks, and constructed the restrained Modern Ranch-styled Palm Highlands Estates Model Home (1939, Milton Black).<sup>69</sup></p> <p>By 1940, the tract was marketed as a “residential and residential-income subdivision” with new selling agents.<sup>70</sup> This push appears to have been only marginally successful in that the Palm Springs City Directory for 1946-47 shows only seventeen residents within the tract (most of whom are local to Palm Springs and not seasonal visitors). However, six homes are listed as “under construction,” many of which were located on Avenida Ortega. A late 1940s real estate ad for the tract indicates the ongoing struggle with the availability of an “entire block in the Palm Highlands Tract zoned for bungalow courts. Room for over thirty units. Worth over \$25,000. Will take \$16,500 for quick sale.”<sup>71</sup> Homes in Palm Highlands tend to be modest period revival or minimal traditional houses.</p>	

<sup>68</sup> “Palm Highlands Sales Start,” *Palm Springs News*, November 25, 1937, 3.

<sup>69</sup> Los Angeles based architect Milton J. Black (1905-1970) is most commonly associated with Streamline Modern style homes and apartments in the Hollywood and Los Feliz neighborhoods of Los Angeles, but he was also concerned with economical housing solutions for people of moderate means. Black is known for having designed the programmatic hot dog for Los Angeles’ Tail O’ the Pup (1946). Black’s residential work was published many times in *California Arts + Architecture* magazine during the 1930s. His work also frequently appeared in *Architectural Digest* in the 1920s.

<sup>70</sup> “Two Beverly Hills Buildings Sold,” *Los Angeles Times*, March 3, 1940, A10.

<sup>71</sup> *Palm Springs Villager*, no date.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

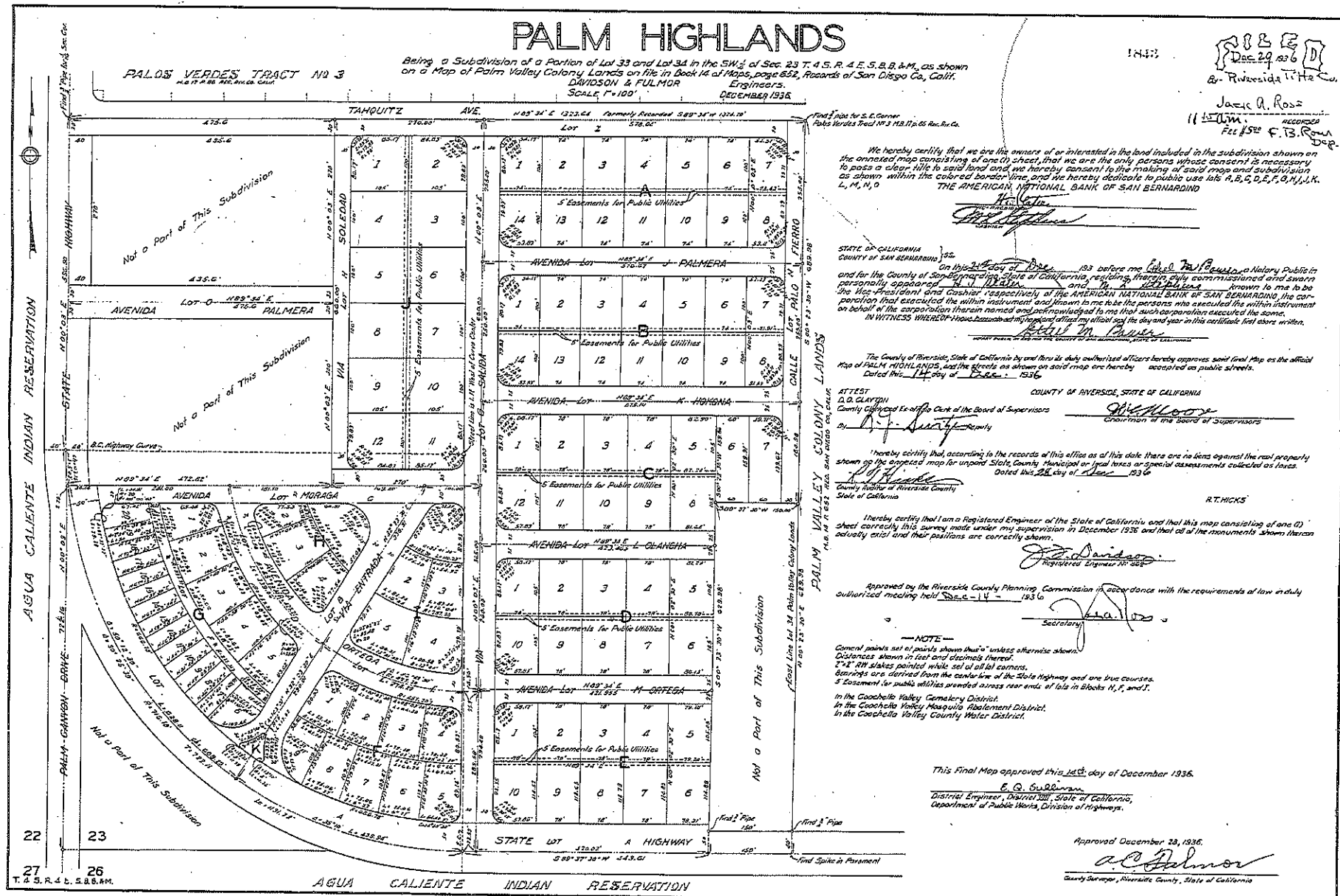
## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP

HJ. SLATER IS PART OF App B - 63

1929 PALMS VERDES TRACT TO WEST 19/10



We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby dedicate to public use lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O.

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
On this 14th day of December 1936 before me, J. G. Sullivan, District Engineer, personally appeared J. G. Sullivan and E. G. Sullivan, known to me to be the legal representatives of the American National Bank of San Bernardino, the corporation that executed the within instrument, and I am satisfied that they executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

The County of Riverside, State of California by and through its duly authorized officers hereby approves said final map as the official map of PALM HIGHLANDS, and the streets as shown on said map are hereby designated as public streets.

ATTEST  
D. G. CLAYTON  
County Clerk of the Board of Supervisors  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
Dated this 14th day of December 1936

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly shows the survey made under my supervision in December 1936 and that all of the monuments shown thereon actually exist and their positions are correctly shown.

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held Dec-14-1936

NOTE  
General points set of points shown that unless otherwise shown  
Distances shown in feet and decimals thereof  
T & M stakes pointed while set of all lot corners  
Bearings are derived from the center line of the State Highway and are true courses  
Easement for public utilities provided across rear ends of lots in blocks H, I, and J  
In the Coachella Valley Cemetery District  
In the Coachella Valley Mesquite Abatement District  
In the Coachella Valley County Water District

This Final Map approved this 14th day of December 1936  
E. G. Sullivan  
District Engineer, District 10, State of California,  
Department of Public Works, Division of Highways.

Approved December 23, 1936  
J. G. Sullivan  
County Surveyor, Riverside County, State of California

BOOK 7

MB 19/10

<b>NAME</b>	Palm Springs Desert Estates	Map # 21
<b>DATE</b>	1936	
<b>DEVELOPER</b>	Mason Case and Company	
<b>BOUNDARY</b>	Phase I: Cabrillo Road to the north, Cortez Road to the south, Zanjero Road to the east and Anza Road on the west. Not realized – only four residences constructed by 1939.	
<b>ARCHITECT</b>	W.C. Pennell	
<b>DEVELOPMENT HISTORY</b>	<p>In March of 1936, page one of the <i>Palm Springs News</i> announced plans for “the largest single land development ever carried out in Palm Springs.” Palm Springs Desert Estates. The planned one-hundred acre project adjoined the Racquet club on the east. The initial subdivision for this project consisted of the 18-parcel Palm Springs Desert Estates Tract bordered by Cabrillo Road to the north, Cortez Road to the south, Zanjero Road to the east and Anza Road on the west.</p> <p>Developed by Mason Case and Company, the company established an office in the Carnell building and assembled a team of architects, engineers, contractors and sales agents. Mason Case (1880-1948) was associated with numerous land projects including reclamation projects and residential developments in San Francisco and Los Angeles, including developments in Redwood City and South Gate. For this project, Case established a working relationship with architect W. C. Pennell with the intention of constructing “modern bungalows”.<sup>72</sup> H.E. Holton was selected to be contractor.</p> <p>For reasons that are unknown at this time, the vision for Palm Springs Desert Estates was never fully realized and by 1939 only four residences had been constructed: 260 Cortez Road, 280 Cortez Road, 216 Cabrillo Road, and 261 Cabrillo Road.</p>	

<sup>72</sup> “Start Work on Major Project,” *Palm Springs News*, March 5 - March 12, 1936, 1:11.

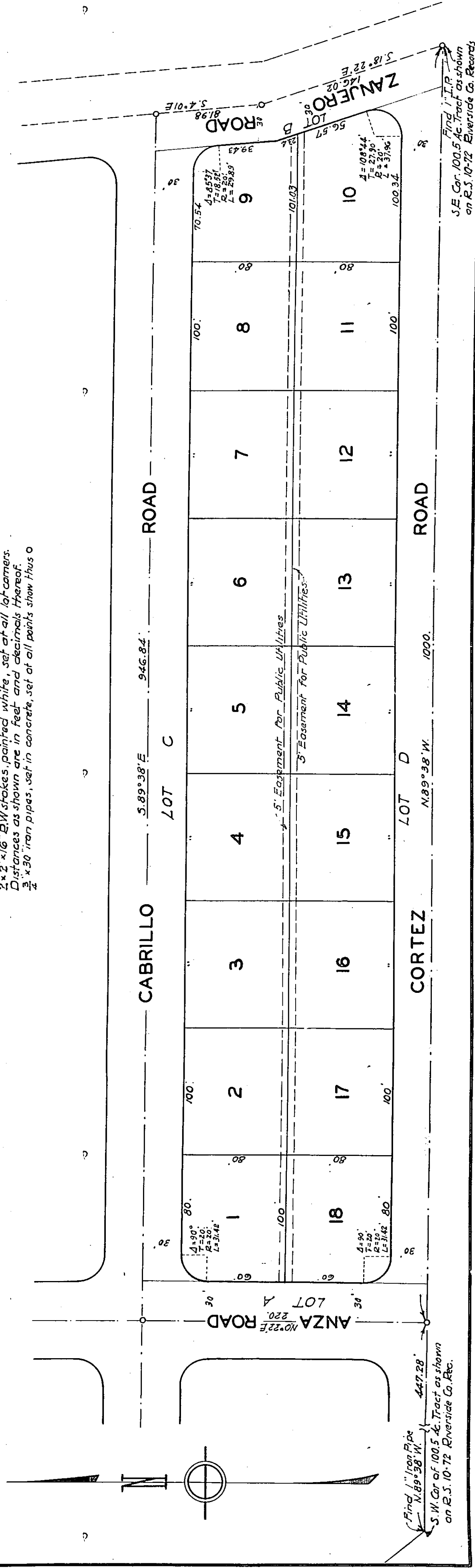
Notary Public in and for Los Angeles County,  
State of California.

A. J. Moore  
County Auditor of Riverside County  
State of California

*In the Palm Springs Cemetery District*  
 " " *Coachella Valley Mosquito Abatement District*  
 " " *Coachella Valley County Water District*  
 " " *India Parmanent Road District*

Scale 1"=60'

NOTE: -



<b>NAME</b>	Palm Springs Village	Map # 22
<b>DATE</b>	1936	
<b>DEVELOPER</b>	John Munholland	
<b>BOUNDARY</b>	The tract was bordered by San Marco Way on the north, Via Esquela on the south, Palm Canyon to the east and Cardillo Avenue and Via Monte Vista/N Girasol on the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	The Palm Springs Village Tract (1936-37) was another large tract west of the Racquet Club, with 230 parcels. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." <sup>73</sup> By November of 1936, half of the parcels were sold out. <sup>74</sup> The tract remained largely unbuilt, however, until after the war. <sup>75</sup>	

<sup>73</sup> "Other 28," *Los Angeles Times*, January 5, 1939, A18.

<sup>74</sup> "Palm Springs Village Tract Ad," *Desert Sun*, November 20, 1936, 3.

<sup>75</sup> The 1939-40 Palm Springs City Directory shows fewer than five houses existed on each of the major north-south streets of the tract.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP



# PALM SPRINGS VILLAGE TRACT

*Being a Subdivision of a portion of the South East  $\frac{1}{4}$  of Section 3, T. 4 S. R. 4 E. S. B. & M.*

DAVIDSON & FULMOR  
SCALE 1"=100'

ENGINEERS  
JUNE 1936.

— NOTE —  
Bearings derived from an Observation of Polaris and one true course.  
2 x 1/16 Redwood stakes, painted white, set at 1' for corners.  
1 1/2 x 30 iron pipes in concrete, set off all points shown thus except as otherwise shown.  
Distances as shown are in feet and decimals thereof.

This Final Map approved this 18<sup>th</sup> day of August 1936

C. Q. Sullivan  
District Engineer, District VIII State of California  
Department of Public Works, Division of Highways.

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

On this 8<sup>th</sup> day of August, 1936 before me,  
L. W. McKee, a Notary Public in and for the County of Los Angeles,  
State of California, residing therein, duly commissioned and sworn personally  
appeared J. R. Davis, known to me to be the Vice-President, and  
Al. Robillard, known to me to be the Secretary of the BANK OF AM-  
ERICA NATIONAL TRUST & SAVINGS ASSOCIATION, the corporation that ex-  
ecuted the within instrument and known to me to be the persons who ex-  
ecuted the same on behalf of the corporation named therein and they  
acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day  
and year in this certificate first above written.

L. W. Moore

The County of Riverside, State of California by and thru its duly authorized officers hereby approves said Final Map as the official map of PALM SPRINGS VILLAGE TRACT, but the streets as shown on said map are hereby not accepted as public streets. Dated this 17 day of Aug., 1936.

ATTEST  
DECEMBER

D.G. CLAYTON  
County Clerk And Ex-officio Clerk of the Board of Supervisors

By A. J. Arroyo  
Deputy

Whereby certify that a bond in the sum of \$100.<sup>00</sup> has been executed and filed with the Board of Supervisors of the County of Riverside, state of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments, collected as taxes which at the time of filing of the annexed map with the County Recorder, are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

DATE THIS COPY OF 1938 200 D.G. CLAYTON

By H. G. Lantz County Clerk and Ex-officio Clerk of the Board of Supervisors.  
Deputy

Thereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments not yet payable which are estimated at \$ 100.00. Dated this 19 day of August, 1936.

RAY T. HICKS

County Auditor of Riverside County State of California

*I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents this survey made under my supervision in June 1936 and that all the monuments shown hereon actually exist and their positions are correctly shown*

Registered Engineer No 862

Approved by the Riverside County Planning Commission in accordance with the requirements of law, in duly authorized meeting held this 12<sup>th</sup> day of August 1936.

By Ad. A. 102 Secretary

CR 88-160, LOT 9-14  
CR 91-139 LOT 66

7-157

MB 19/3




FB 242

# NGS VILLAGE TRAIL

COMPANY  
W.A. 1072  
RESORDER  
FF \$15.00

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) street, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby agree to public use lots A, B, C, D, E, F, G, H, I, J.

LOS ANGELES TRUST, A SHARE DEPOSIT-BOOK TRUSTEE BANK OF AMERICA NATIONAL SAVINGS ASSOCIATION

C. H. Hensley, Jr.  Vice President  
 H. B. B.  Vice Secretary  
 J. C.  Secretary  
 SECURITY FIRST NATIONAL BANK OF LOS ANGELES AS TRUSTEE UNDER ITS DECLARATION OF TRUST D-9984

T. Vanhook, Jr. Vice President  
D. Higgins Secretary

STATE OF CALIFORNIA

On this 1<sup>st</sup> day of April, 1937 before me, Q. V. Smith, a Notary Public in and for the County of Los Angeles State of California, residing therein duly commissioned and sworn, personally appeared Charles E. Smith and William E. Smith known to me to be the Vice President and Secretary of the Los Angeles Trust & Safe Deposit Co., the corporation that executed the within instrument as Trustee and known to me to be the persons who executed the same on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the day and year first above written.

Notary Public in and for the County of Los Angeles, State of California

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES }

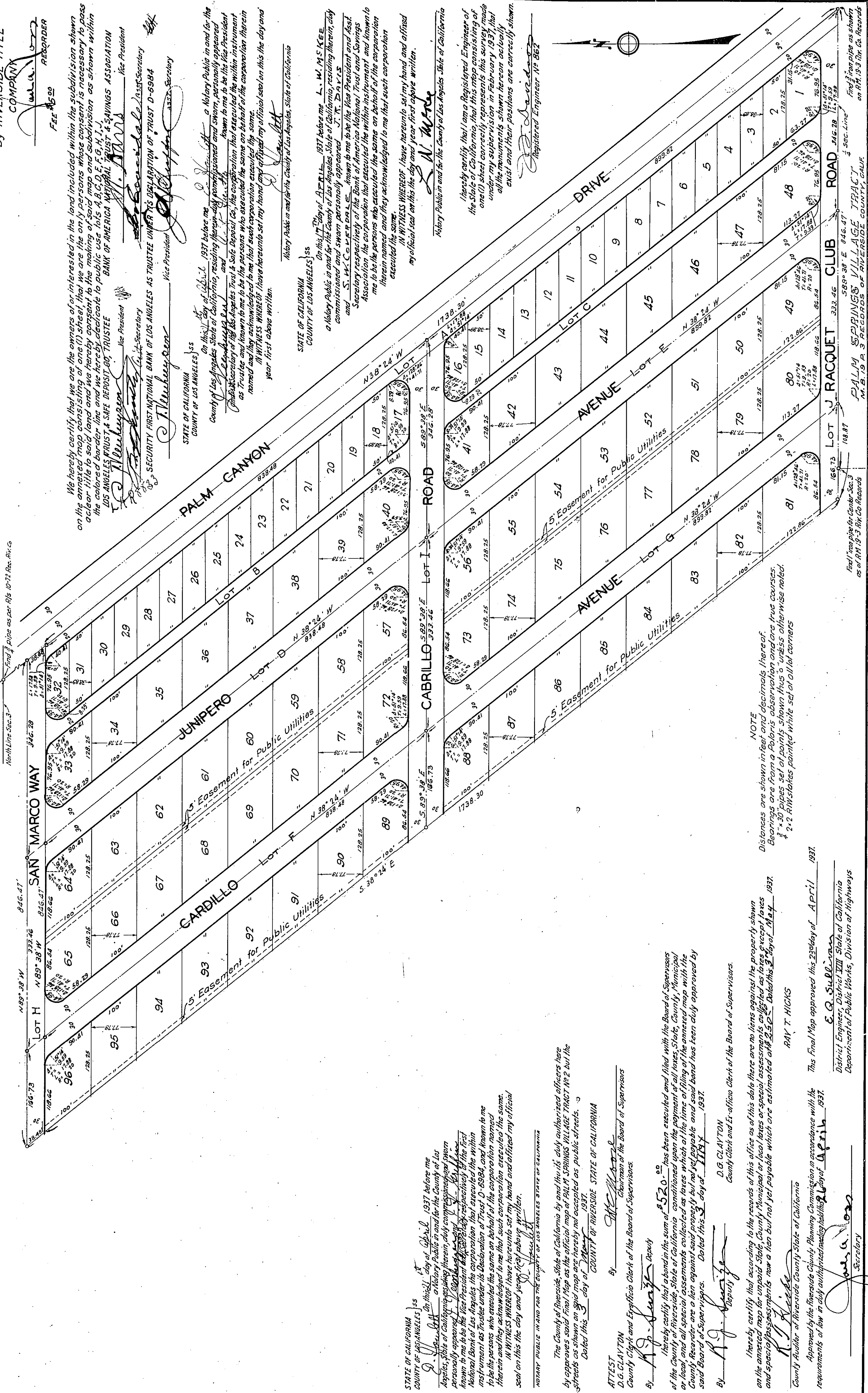
On this 17th day of April, 1937 before me L. W. MCKEE  
a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly  
commissioned and sworn personally appeared J. R. Davis  
and St. Lawrence, known to me to be the Vice President and Asst.  
Secretary respectively of the Bank of America National Trust and Savings  
Association, the corporation that executed the within instrument, and known to  
me to be the persons who executed the same on behalf of the corporation  
herein named, they acknowledged to me that such corporation  
executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the day and year first above written.

L. W. Menden  
Notary Public in and for the County of Los Angeles

*I hereby certify that I am a Registered Engineer of the State of California, that this map consisting of one (1) sheet correctly represents this survey made under my supervision in February 1937, that all the monuments shown hereon actually exist and their positions are correctly shown.*

*Registered Engineer No 862*



NOTE  
Distances are shown in feet and decimals thereof.  
Bearings are from a Polaris observation and are true courses.  
2-1-30 pipes set at points shown thus " unless otherwise noted.  
2-2 R/W stakes painted white set at all lot corners

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County Municipal or local taxes or special assessments or special assessments collected as lotteries except taxes and special assessments now a lien but not yet payable which are estimated at \$2,500. Dated this 6th day of May, 1937.

RAY T. HICKS

This Final Map approved this 23rd day of April 1937.

*District Engineer, District VIII State of California  
Department of Public Works, Division of Highways.*

County Auditor of Riverside County State of California

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held this 28 day of April 1937.

Secretary

02-02-17-19-17

7000

MB 19/22

<b>NAME</b>	Ramon Tract	Map # 23
<b>DATE</b>	1937	
<b>DEVELOPER</b>	John W. Williams	
<b>BOUNDARY</b>	Southwest corner of Ramon Road and Calle de Los Amigos.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In Palm Springs, the lines between selling agents and owner/developers was often blurred. A less ambitious venture than John R. Chaffey's La Rambla development, the Ramon Tract (1937) was developed by fellow real estate agent John W. Williams. Located at the southwest corner of Ramon Road and Calle de Los Amigos, the development offered twenty four 50 x 80 foot parcels.</p>	



19/17

FILED  
MAY - 10 - 1937  
AT 1:30 P.M.  
By RIVERSIDE TITLE  
COMPANY  
JUL 2 1937  
RECORDER  
FILE 1520

# RAMON TRACT

Being a Subdivision of a Portion of Lots 3 & 4, Section 23 T.4 S.  
R.4 E. S. 8 B & M. as shown on a Map of Palm Valley Colony  
Lands M. B. 14 p. 652 Records of San Diego County Calif.

DAVIDSON & FULMOR  
SCALE 1" = 50'

Engineers  
JANUARY 1937.

We hereby certify that we are the owners of or interested in the  
land included in the annexed map consisting of one (1) sheet, that  
we are the only persons whose consent is necessary to pass a  
clear title to said land and we hereby consent to the making of  
said map and subdivision as shown within the colored border  
line and we hereby dedicate to public use lots A, B, C and D

VICE PRESIDENT  
CASHIER  
John W. Williams  
Helen G. Williams

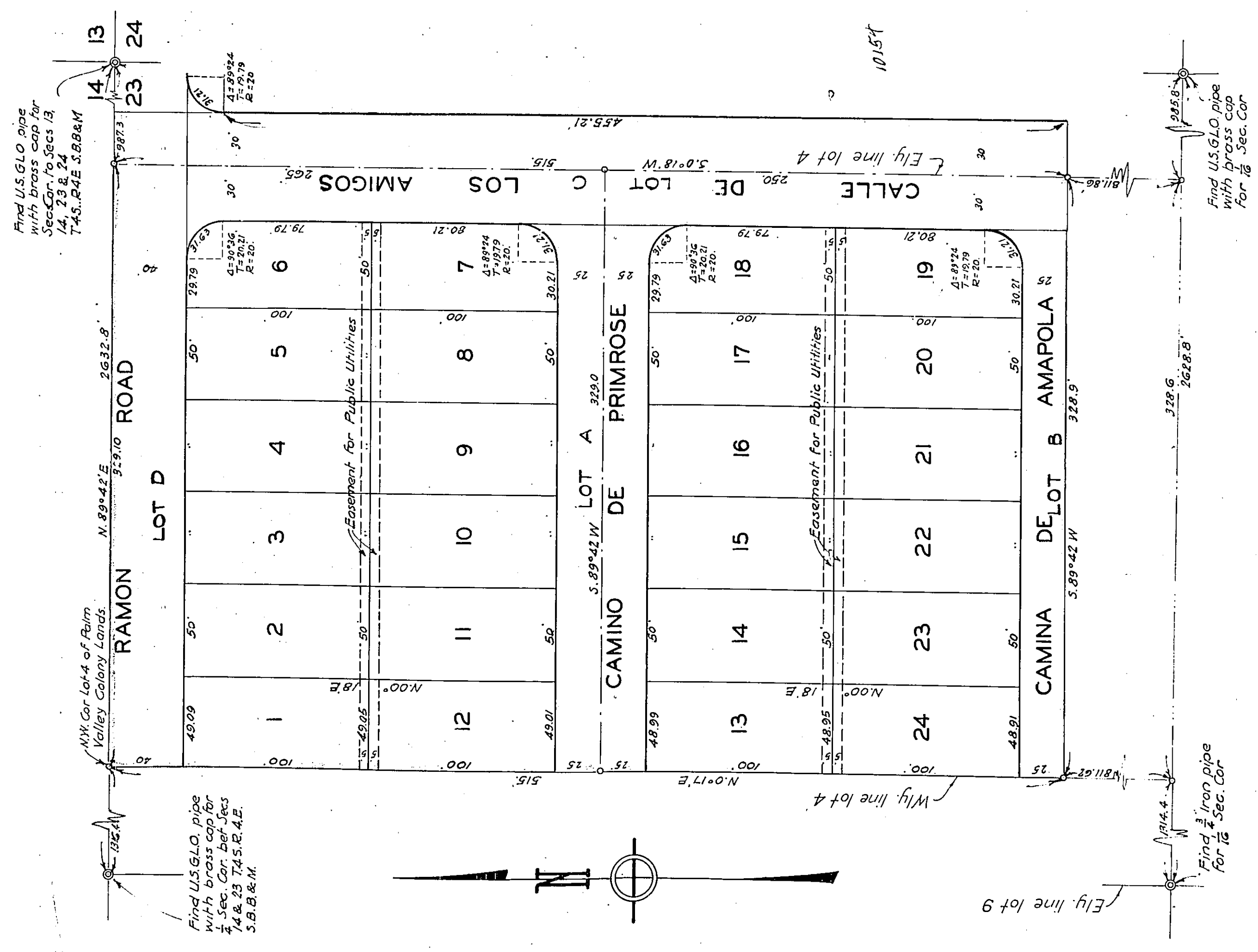
COUNTY OF CALIFORNIA } On this 31st day of January, 1937 before me  
STATE OF CALIFORNIA } a Notary Public in and for the County of  
Mission and sworn, personally appeared  
known to me to be the VICE PRESIDENT and CASHIER respectively  
of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION  
the corporation that executed the within instrument and known to me  
to be the persons who executed the within instrument on behalf of  
the corporation therein named and they acknowledged to me that  
that such corporation executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and  
affixed my official seal on this the day and year in this certificate  
first above written.

Notary Public in and for the County of \_\_\_\_\_ State of California

COUNTY OF RIVERSIDE }  
STATE OF CALIFORNIA }  
Leonard White } On this 31st day of January, 1937 before me  
of Riverside } a Notary Public in and for the County  
of Riverside } State of California residing herein, duly com-  
missioned and sworn personally appeared JOHN W. WILLIAMS and  
HELEN G. WILLIAMS known to me to be the persons who executed  
the within instrument and they acknowledged to me that they  
executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed  
my official seal on this the day and year in this certificate first above  
written.

Leonard White  
Notary Public in and for the County of Riverside State of California  
I hereby certify that a bond in the sum of \$10.00 has been ex-  
ecuted and filed with the Board of Supervisors of the County of Riverside  
State of California conditioned upon the payment of all taxes, State  
County, Municipal or local and all special assessments collected as taxes  
which of the line of filing of the annexed map with the County Recorder  
are a lien against said property but not yet payable and said bond has  
been duly approved by said Board of Supervisors.  
Dated this 8 day of March, 1937.

By D.G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors



THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA by and thru its duly author-  
ized officers hereby approves this final Map as the official Map of RAMON  
TRACT and the streets as shown on said map are hereby accepted as  
public streets. Dated this 8 day of March, 1937.

COUNTY OF RIVERSIDE STATE OF CALIFORNIA  
ATTEST  
D.G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors  
By D.G. Clayton Deputy

I hereby certify that according to the records of this office as of this  
date there are no liens against the real property shown on the annexed  
map for unpaid State, County, Municipal or local taxes or special  
assessments collected as taxes except taxes and special assessments now a lien but not  
yet payable against said property. Dated this 31st day of March, 1937.

A.T. HICKS  
I hereby certify that I am a Registered Engineer of the State of  
California and that this map consisting of one (1) sheet correctly  
represents this survey made under my supervision in January  
1937 and that all of the monuments shown hereon actually exist and  
their positions are correctly shown.

Approved by the Riverside County Planning Commission in  
accordance with the requirements of law in duly authorized  
meeting held January 23, 1937.

Secretary  
3" x 30" iron pipes set in concrete placed at points shown thus "o" unless  
otherwise noted.  
Distances are shown in feet and decimals thereof.  
2 x 2" RM Stakes pointed white set at lot corners.  
Bearings are derived from a solar observation and are true courses.

In the Palm Springs Cemetery District  
" " Coachella Valley County Water District  
" " Mosquito Abatement District  
" " Indian Permanent Road District  
" " Palm Springs Police Protection District.

Approved March 4, 1937.  
County Surveyor Riverside County, State of California

<b>NAME</b>	Palm Springs Palisades (Part of the Tennis Club Neighborhood)	Map # 24
<b>DATE</b>	1937	
<b>DEVELOPER</b>	Frank Meline Company	
<b>BOUNDARY</b>	Palisades Drive, just north of Tahquitz Park	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	In 1937, the Palm Springs Land & Development Company purchased this hillside subdivision. The subdivision was about a mile in length and was later subdivided into 12 lots by the Frank Meline Company. In the late 1950s and early 1960s, Palisades Drive became the project site of two well-known architects, Albert Frey and Hugh Kaptur. They had completed three houses in the sub-division.	

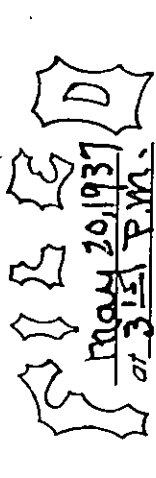


19/23

MB 19/23

# PALM SPRINGS PALISADES

Being a Subdivision of the South 200 Feet of Block 30 as shown on a Map of Palm Springs on file in Map Book 9 page 432 Records of San Diego County, State of California.



By RIVERSIDE TITLE COMPANY

Jack A. Ross  
RECORDER  
FEE \$5.00 F.B. Row  
Dep.

DAVIDSON & FULMOR  
Engineers  
APRIL 1937.  
SCALE 1" = 50'

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to private use lots A and B.

Edmund Nelson  
VICE-PRESIDENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA by and thru its duly authorized officers hereby approves this Final Map as the official Map of PALM SPRINGS PALISADES, and the streets as shown on said map are hereby accepted as public streets. Dated this 13 day of MAY 1937.

ATTEST  
D.G. CLAYTON  
County Clerk and Ex-officio Clerk of the Board of Supervisors  
By A.G. Surgen  
Deputy  
CHAIRMAN OF THE BOARD OF SUPERVISORS

STATE OF CALIFORNIA  
COUNTY OF PALM SPRINGS  
M. C. APP  
On this 8th day of March 1937 before me a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared EDWARD NELSON and R.A. WRIGHT known to me to be the Vice President and Secretary respectively of the Bank of America National Trust and Savings Association, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this day and year first above written.

Notary Public in and for the County of Los Angeles, State of California.  
J.M. Capps

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State County, Municipal or local taxes or special assessments collected as taxes except taxes or special assessments now a lien but not yet payable estimated at \$125.00. Dated this 10 day of May 1937.

R.T. Hicks  
County Auditor of Riverside County  
State of California

I hereby certify that a bond in the sum of \$75.00 has been executed and filed with the Board of Supervisors of the County of Riverside State of California conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which of the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors. Dated this 13 day of MAY 1937.

By D.G. Clayton  
County Clerk and Ex-officio Clerk of the Board of Supervisors

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents this survey made under my supervision in April 1937 and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Registered Engineer No 862

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held April 21 1937.

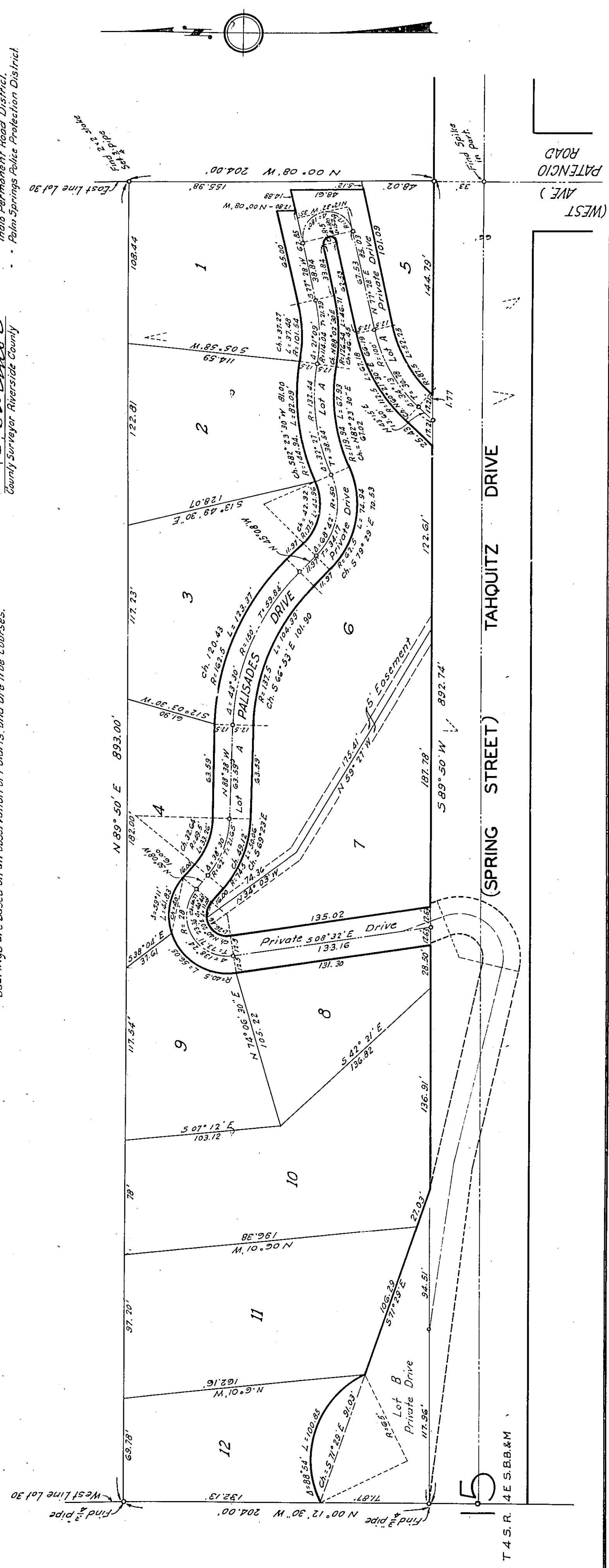
Secretary

Approved May 15 1937.  
County Surveyor Riverside County

In the Palm Springs Cemetery District  
Cochella Valley County Water District  
Indio Permanent Road District  
Palm Springs Police Protection District

## NOTE

1/2" x 30" pipes set in concrete at points shown thus "o" unless otherwise noted.  
Distances shown in feet and decimals thereof.  
2" x 2" R.W. stakes painted white set at all corners unless otherwise shown  
Bearings are based on an observation of Polaris, and are true courses.



Book 7

<b>NAME</b>	Warm Sands	Map # 25
<b>DATE</b>	1937	
<b>DEVELOPER</b>	None listed	
<b>BOUNDARY</b>	Camino Real between Ramon Road to the north and Sunny Dunes Road to the south.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	Directly adjacent to the Indian Trail Tract is the Warm Sands Tract (1937). <sup>76</sup> Consisting chiefly of Camino Real between Ramon Road to the north and Sunny Dunes Road to the south, construction in this single-family residential tract came swiftly: 12 houses were occupied by the 1939-40 season. <sup>77</sup>	

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<sup>76</sup> No subdivider is listed on the tract map; only the bank is included.

<sup>77</sup> *Palm Springs City Directory*, 1939-40, 89.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

**City of Palm Springs**

**Citywide Historic Context Statement & Survey Findings**

**HISTORIC RESOURCES GROUP**

19/14

MB 19/14

Book 7

FILED  
FEB 2 1937  
SECURITY TITLE  
INSURANCE AND GUARANTEE  
COMPANY

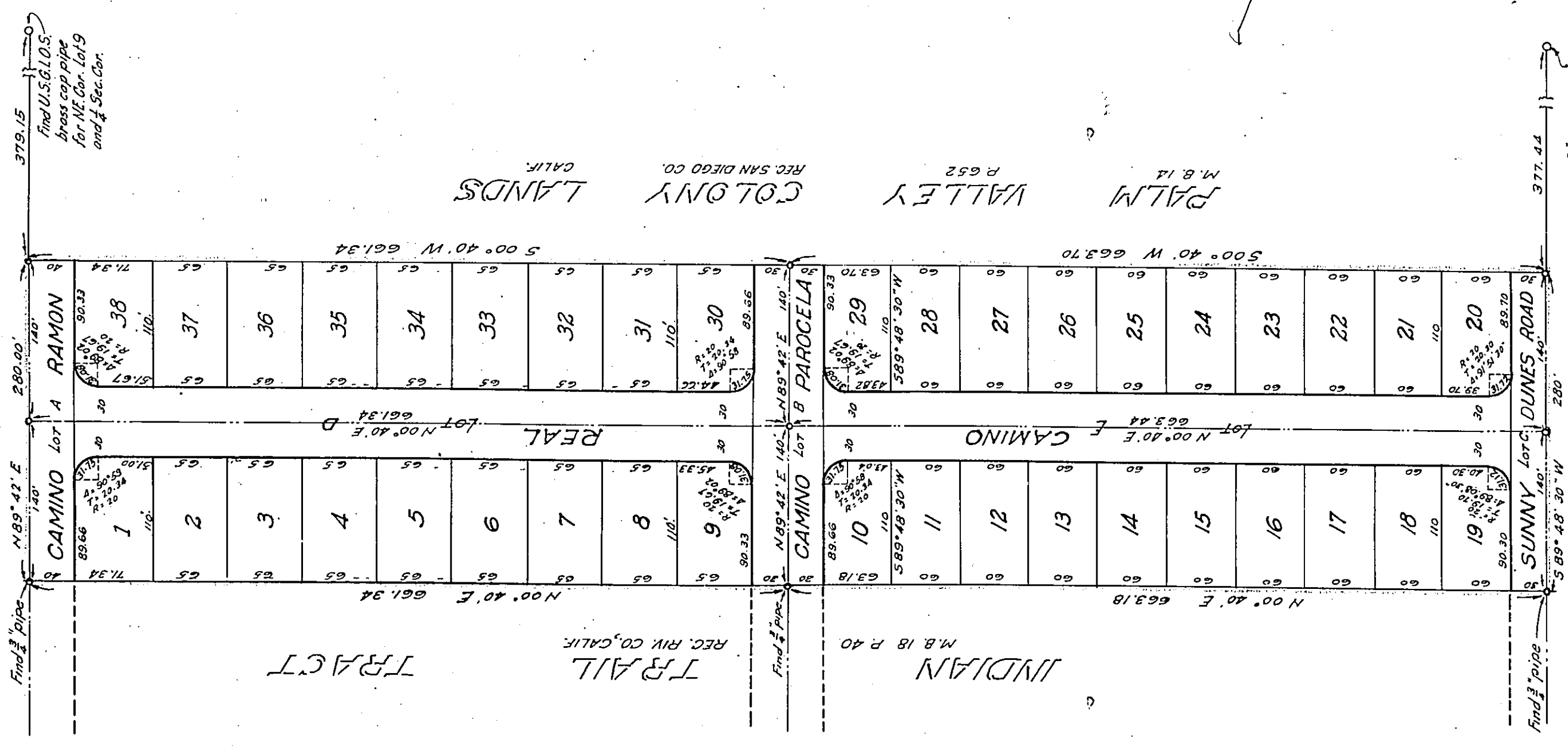
Jack A. Ross  
at  
RECORDED  
Fee \$5.00

11 30 AM  
F. B. Row Dep.

# WARM SANDS TRACT

Being a Subdivision of a Portion of Lot 9, Section 23 T. 4 S. R. 4 E. S. B. B. & M. as shown on a Map of Palm Valley Colony Lands recorded in M.B. 14 p. 652 Records of San Diego County, State of California.

DAVIDSON & FULMOR  
Engineers  
January 1937.  
Scale 1"=100'



We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C, D, E.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

W. M. Anderson  
Vice President

W. M. Anderson  
Assistant Trust Officer

STATE OF CALIFORNIA } ss  
COUNTY OF RIVERSIDE }

On this 16 day of January, 1937 before me a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn personally appeared B. M. BUCKWALTER and R. K. SEILER SEN known to me to be the Vice President and Assistant Trust Officer of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the day and year in this certificate first above written.

Notary Public in and for the County of Riverside, State of California

The County of Riverside, State of California by one thru its duly authorized officers hereby approves said Final Map as the official map of WARM SANDS TRACT and the sheets as shown on said map are hereby accepted as public streets. Dated this 1 day of FEB. 1937.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: W. M. Anderson  
Chairman of the Board of Supervisors

By: R. K. Seiler Sen  
County Clerk of Ex-officio Clerk of the Board of Supervisors

By: W. M. Anderson  
Deputy

Approved January 23, 1937

W. M. Anderson  
County Surveyor

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on this map for unpaid State County Municipal or local taxes or special assessments collected as taxes. Dated this 22 day of Jan. 1937.

RAY T. HICKS  
County Auditor of Riverside County, State of California

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of one (1) sheet correctly represents this survey made under my supervision in January 1937, that all monuments shown hereon actually exist and their positions are correctly shown.

J. F. Sanders  
Registered Engineer No. 862

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held Jan. 23, 1937.

Secretary

## NOTE

Bearings are from an observation on Polaris and are true courses. Distances shown in feet and decimals thereof. 2x2 RW stakes painted white set at all lot corners. 3/4" iron pipe set in concrete set at points shown thus " unless otherwise noted.

In the Coachella Valley County Water District.  
In the Indian Permanent Road District.  
In the Coachella Valley Mogwito Abatement District.  
In the Palm Springs Fire Protection District.  
In the Palm Springs Police Protection District.  
In the Palm Springs Cemetery District.

<b>NAME</b>	Chino Mesa Estates	Map # 26
<b>DATE</b>	1945	
<b>DEVELOPER</b>	Ernest Off	
<b>BOUNDARY</b>	Via Escuela to the north, Chino Canyon Road to the south, Via del Norte to the east, and Little Tuscany to the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Located east of Little Tuscany, Chino Mesa Estates was developed in 1945 by Ernst Off. The tract consists of single-family residences located along the south side of Via Escuela, Mariscal Road, and Santa Elena Road, and the north side of Chino Canyon Road. The Off development is distinctive for its spun-glass encased patios.</p>	



MB 20/58

Book 1107

FILED

DEC 17 1945

Jack A. Ross

Filed 9:30 AM

Fee \$5.00

Filed by Riverside Title Company

# CHINO MESA ESTATES

A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 3, T. 4 S. R. 4 E., S.B.B. & M. PALM SPRINGS, CALIFORNIA

G. K. SANBORN

LICENSED LAND SURVEYOR

SEPTEMBER, 1945.

SCALE: 1" = 100'

We hereby certify that we are the owners, or have an interest in, the land included within the subdivision shown on the within annexed map consisting of one sheet, that we have hereby consented to the making and filing of this map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to F inclusive, and offer for dedication to public use for the construction and maintenance of public utilities the 5 ft. Public Utility Easements shown on the map as "5 FT. P.U.E."

*[Signature]*  
Bank of America National Trust and Savings Association  
Assistant Trust Officer

*[Signature]*  
Assistant Trust Officer

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 11th day of December, 1945 before me, Bertha M. Goble, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Ernest Off and Hazel A. Off, his wife, known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same, IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*[Signature]*  
Notary Public in and for the County of Riverside, State of California.

I hereby certify that the annexed map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 11th day of November, 1945.

*[Signature]*  
Secretary, Palm Springs City Planning Commission.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council, at its regular meeting held on the 14th day of November, 1945, duly approved the annexed map of "Chino Mesa Estates" and accepted on behalf of the public for the purposes set forth in the offer of dedication, Lots A to F inclusive and the 5 ft. Public Utility Easements.

*[Signature]*  
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alteration thereof; that all provisions of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

*[Signature]*  
City Engineer

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County or municipal taxes or special assessments.

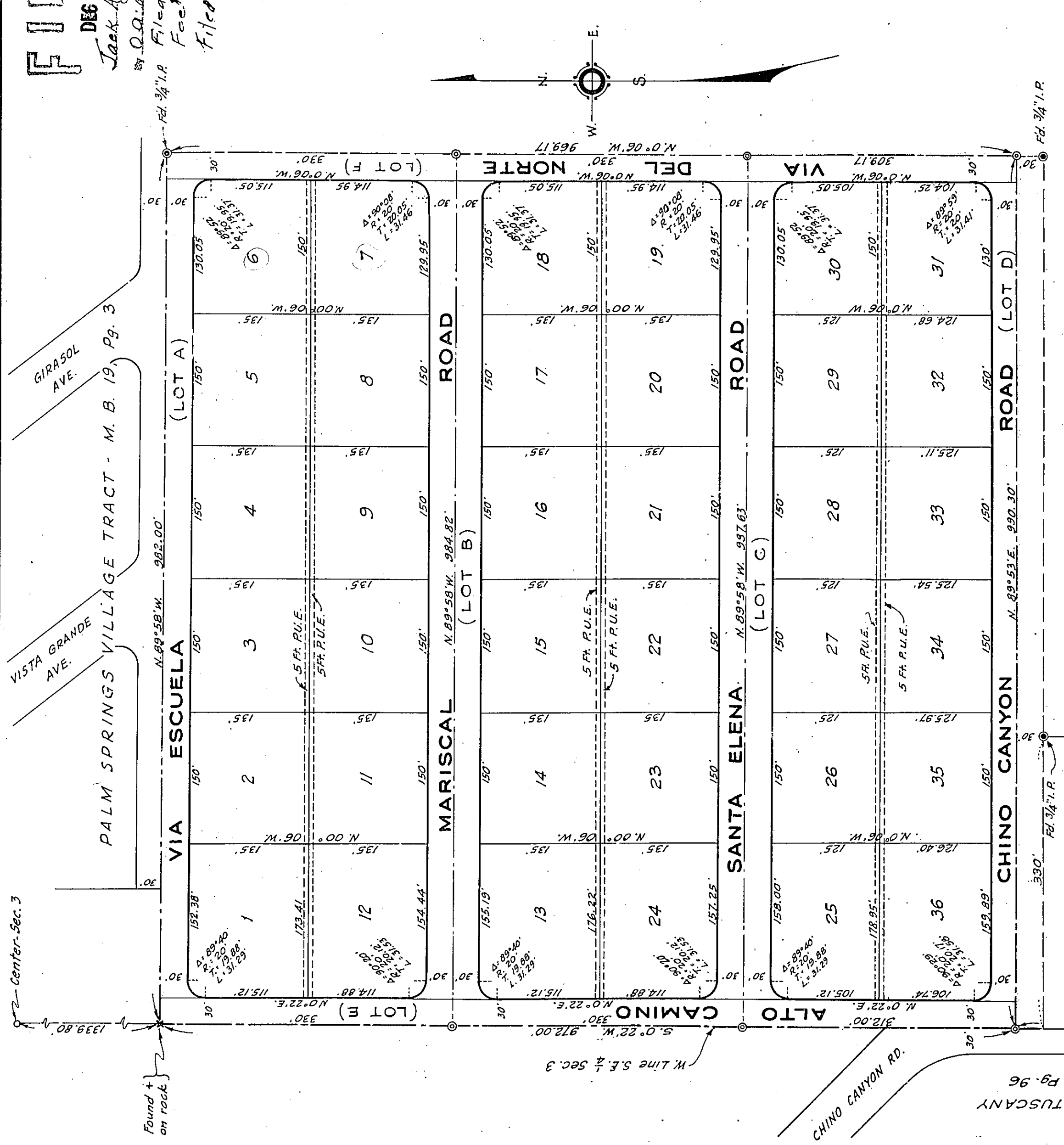
Dated Dec 11-1945 1945

*[Signature]*  
County Auditor, Riverside County, California.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map, consisting of one (1) sheet, correctly represents a survey made by me in September, 1945; that all monuments shown hereon actually exist and their positions are correctly shown, and are sufficient to enable the survey to be readily retraced.

*[Signature]*  
Licensed Land Surveyor No. 2344.

NOTE: Bearings derived from the West line of the S.E. 1/4 of Sec. 3, T. 4 S. R. 4 E., S.B.B. & M. as shown on Record of Survey (M.B. 10 page 98), Riverside County Records, and are true courses. Monuments consisting of 1/4" iron pipe 30" long, marked L.S. 2344 are set 1 foot underground at points shown thus @ 2 x 2" Redwood stakes, painted white, set at all lot corners.



STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 11th day of December, 1945, before me, Bertha M. Goble, a Notary Public in and for the said County of Riverside, personally appeared H.A. Tandy, Assistant Trust Officer of the Bank of America National Trust and Savings Association, and ex-officio agent of Corporation of America, a corporation, known to me to be the person who executed the within instrument, and acknowledged to me that such corporation executed the same, as trustee.

*[Signature]*  
Witness my hand and official seal.

*[Signature]*  
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 11th day of December, 1945, before me, Bertha M. Goble, a Notary Public in and for the said County of Riverside, personally appeared H.A. Tandy, Assistant Trust Officer of the Bank of America National Trust and Savings Association, and ex-officio agent of Corporation of America, a corporation, known to me to be the person who executed the within instrument, and acknowledged to me that such corporation executed the same, as trustee.

*[Signature]*  
Witness my hand and official seal.

*[Signature]*  
Notary Public in and for the County of Riverside, State of California.



<b>NAME</b>	Warm Sands Park	Map # 27
<b>DATE</b>	1945	
<b>DEVELOPER</b>	None listed	
<b>BOUNDARY</b>	Ramon Road to the north, Sunny Dunes Road to the south, Warm Sands Drive to the east, and Warm Sands Tract on the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	Located directly adjacent to the Warm Sands Tract, the Warm Sands Park was subdivided in 1945. The tract consists of single- and multi-family residences located along Warm Sands Drive, Warm Sands Place, Camino Parocela, Parocela Place, the south side of Ramon Road, and the north side of Sunny Dunes Road.	



<b>NAME</b>	Desert Palms Estates	Map # 28
<b>DATE</b>	1946	
<b>DEVELOPER</b>	Paul Belding and Russell Garner	
<b>BOUNDARY</b>	Alejo Road on the north, Amado Road on the south, Sunset Way on the east, and Fountain Drive on the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In addition to entry-level homes for GIs, developers also rapidly began extending the city's offerings of custom home developments in the immediate postwar era. In 1946, two enterprising postwar investors subdivided Desert Palms Estates, a 122-parcel development of custom homes. Paul B. Belding (1912-1968), head of an airplane parts manufacturing company during World War II, and his partner, prominent Los Angeles attorney Russell D. Garner (1904-1993) shaped the tract by taking a page from the book of Prescott T. Stevens. The development, a series of gently curving streets, was entered via Desert Palms Drive. Belding and Garner established sales office in Los Angeles to lure people in the market for second homes.<sup>78</sup> Desert Palms Estates was unusual in that it required that "building plans must be approved by architectural committee."<sup>79</sup></p> <p>Around 1950 Meiselman approached architect William F. Cody to design a series of three-bedroom, two-bathroom houses for a cluster of parcels within the Desert Palms Estates tract. Surviving plans and plot plans indicate what appear to have been two plans and three elevations for each plan for a total of six designs. They appear to be bordered by Park Drive to the north, McManus Drive on the south, Sunset Way to the east, and other tract parcels to the west.<sup>80</sup> Existing archival documentation for this tract is incomplete. Based upon a comparison of Cody plot plans and elevations with extant structures, these houses are located at 2284 E. Desert Palms Drive, 2285 E. Desert Palms Drive, 2296 E. Desert Palms Drive, 369 Sunset Way, 2191 E. Park Drive, 2223 E. Park Drive, 2285 E. Park Drive, and 2295 E. Park Drive. Building permits for East Desert Palms Drive were issued to Cody in 1951 according to the <i>Desert Sun</i>. The large number of plans and elevations suggest that additional parcels beyond the documented eight may have been included.</p>	

<sup>78</sup> "Display Ad 3," *Los Angeles Times*, November 27, 1947, 5.

<sup>79</sup> "Display Ad 3," *Los Angeles Times*, November 27, 1947, 5.

<sup>80</sup> "William F. Cody Papers, 1918-1980," Special Collections Department, Robert E. Kennedy Library, California Polytechnic State University, San Luis Obispo.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

20177

Sheet No. 1 of 2 sheets

342

# DESERT PALMS ESTATES

BEING A SUBDIVISION OF LOTS 6, 7, & 8 OF PALM VALLEY COLONY LANDS IN SECTION 13, T. 4 S., R. 4 E., S. B. 8 & M., AS SHOWN ON MAP RECORDED IN MAP BOOK 14, PAGE 652, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J. F. DAVIDSON, CIVIL ENGINEER.

JANUARY, 1946.

SCALE: 1" = 100'

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consents are necessary to pass a clear title to said land, and we hereby consent to the making of said map and subdivision, and we hereby offer for dedication to public use for street purposes, Lots A to P inclusive; for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5' P.U.E."

DESERT PALMS ESTATES, a corporation.  
by Paul Belding Pres. James L. Secy.

STATE OF CALIFORNIA } ss.  
COUNTY OF LOS ANGELES }  
On this 17 day of January, 1946, before me Edith Cotto  
a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn, personally appeared PAUL B. BELDING and RUSSELL D. GARNER known to me to be President and Secretary respectively of the DESERT PALMS ESTATES, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Edith Cotto  
Notary Public in and for the County of Los Angeles, State of California

ENGINEER'S NOTE:  
The basis of bearings is taken as the center line of Sunrise Way.  
• indicates 9/16" Iron Pipe monument set or monument found as noted.  
2"x2" Redwood stakes, painted white, set at all lot corners.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments collected as taxes.

Dated this 28th day of Feb., 1946.  
R. J. Hick  
County Auditor of the County of Riverside, State of California.

I, Louise McGarr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 28th day of January, 1946, duly approved the within annexed map of "DESERT PALMS ESTATES" and accepted on behalf of the public, as dedicated to public use, Lots A to P for street purposes and the 5-foot Public Utility Easements.

Louise McGarr  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

J. F. Davidson  
City Engineer

This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law at its regular meeting held on the 22nd day of January, 1946.

Ag W. Cooper  
Secretary,  
Palm Springs City Planning Commission.

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of two (2) sheets, correctly represents a survey made under my direction in January 1946; that all monuments shown hereon actually exist and that their positions are correctly shown.

Dated, March 1, 1946.  
J. F. Davidson  
Registered Civil Engineer No. 862.

FILED  
MAR - 4 1946  
JACK A. ROSS  
BY D. G. N. Post  
Fees \$6.00  
Filed 9:30 A.M.



20178

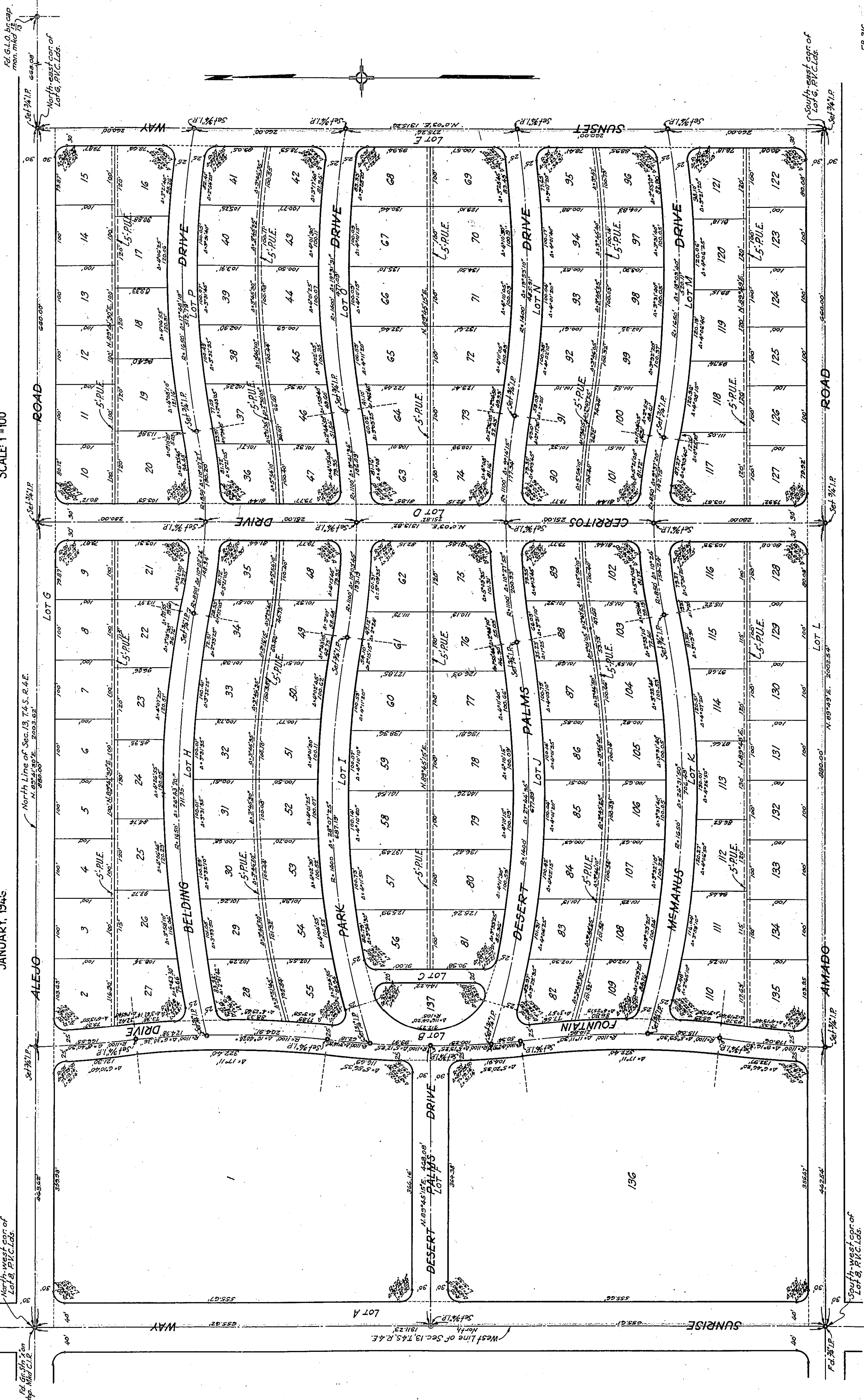
Sheet No. 2 of 2 sheets

# DESERT PALMS ESTATES

J.F. DAVIDSON, CIVIL ENGINEER

JANUARY, 1945

SCALE 1"=100'



MB 20/78

South-west cor. of Lot 8, P.V.C. Lds.

CR 87-133, LOT 27

South-east cor. of Lot 6, P.V.C. Lds.

Set 1/4" I.P.

Set 1/4" I.P.

Set 1/4" I.P.

Set 1/4" I.P.

Set 1/4" I.P.

Set 1/4" I.P.

Set 1/4" I.P.



<b>NAME</b>	Desert Tract	Map # 29
<b>DATE</b>	1946	
<b>DEVELOPER</b>	Desert View Corporation	
<b>BOUNDARY</b>	Ramon Road to the north, Sunny Dunes Road to the south, El Placer Road to the east, and El Cielo Road to the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>The largest of the developments from the 1940s were found in what would colloquially become known as “The Veterans’ Tract” – the area located south of the airport and east of Farrell Drive north of Demuth Park.<sup>81</sup> The Veterans Tract area was actually composed of several tracts. Among them the 96-parcel Desert Tract (1946), the 200-parcel Vista Del Cielo Tract (1946), and the 54-parcel Val Vista Tract (1947). Developers involved in these ventures saw potential in the traditionally less desirable real estate on the eastern side of town.<sup>82</sup> These parcels were more exposed to the wind and the elements than the areas sheltered by the mountains. At the Desert Tract, Los Angeles-based Desert View Corporation wasted no time. By March, construction was immediately started on 22 new houses of which 15 were for public sale.<sup>83</sup> Desert View Corporation was headed by W.C. Bannerman, H.H. Hees, David Bixler and Jack Showers. Bannerman was an established developer in the Bixby Knolls area of Long Beach where he developed nearly 500 residential units.</p>	

<sup>81</sup> There is no actual “Veteran’s Tract” as subdivided with Riverside County. The colloquial reference takes its name from the burst of new development in the area among several tracts that were designed to cater to the needs of returning GIs.

<sup>82</sup> This area was near the town dump at Ramon Road and Gene Autry Trail.

<sup>83</sup> “22 Homes Are Started at Tract Near Port,” *Desert Sun*, March 15, 1946, 4.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

20/63

MB 20/63

# THE DESERT TRACT

BEING A SUBDIVISION OF LOTS 7 & 8, SECTION 19, T.4S., R.5E., S.B.B.&M., AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS ON FILE IN MAP BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA RECORDS, AND ALSO A RESUBDIVISION OF THE CHIA TRACT AS SHOWN ON A MAP RECORDED IN MAP BOOK 20, PAGE 53, RIVERSIDE COUNTY, CALIFORNIA RECORDS, NOVEMBER, 1945.

SCALE: 1"=100'

J.F. DAVIDSON, CIVIL ENGINEER

We hereby certify that we are the owners of or are interested in the lands included in the subdivision shown on the annexed map consisting of these two (2) sheets, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use, for street purposes, Lots A to O inclusive; for construction, and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5' P.U.E." COLUMBIA INVESTMENT COMPANY.

by W.C. Borneman, President, Davis Chaplin, Asst. Secy.  
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Trustee.

by J.E. Sullivan, Vice President, Frank Murphy, Asst. Trust Officer  
Paul B. Shepherd, Neal Shepherd,  
Lucia E. Allen

(SEE SHEET No. 2 FOR AFFIDAVITS)

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments, collected as taxes.  
Dated this 10th day of January, 1945.

R.T. Hicks by E.A. Lankford City Deputy Auditor  
County Auditor of the County of Riverside,  
State of California

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 3rd day of December, 1945, duly applied the within annexed map of the THE DESERT TRACT and accepted on behalf of the public, and dedicated to public use, lots A to O inclusive for street purposes and the 5 foot Public Utility Easements.

Louise McCann  
City Clerk and ex-officio Clerk of the City Council  
of the City of Palm Springs, California.

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

J.F. Davidson  
City Engineer

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of these two (2) sheets, correctly represents a survey made under my direction in November, 1945; that all monuments shown hereon actually exist, and that their positions are correctly shown. Dated Dec. 4, 1945.

J.F. Davidson  
Registered Civil Engineer No. 862.

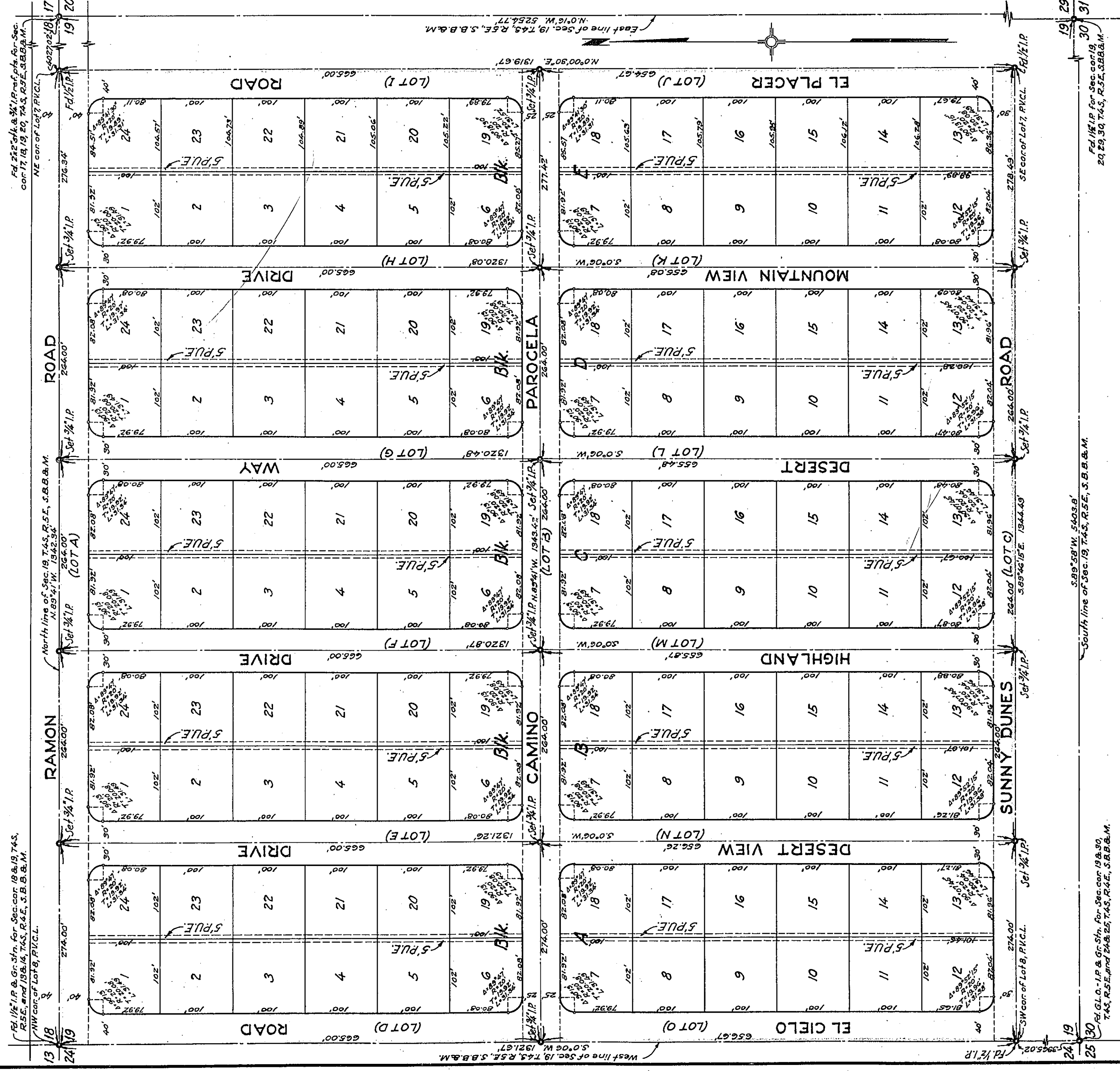
This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 4th day of December, 1945.

W.C. Borneman Secretary,  
Palm Springs City Planning Commission.

FILED  
JAN 10 1946  
Filed By Riverside Title Company  
at 7:45 P.M.  
Fees \$5.00  
By D.A. Allen Clerk

ENGINEER'S NOTE: Bearings are based on the center line of Ramon Road which is identical with the North line of Section 19, T.4S., R.5E., S.B.B.&M.  
Indicates 3/4" iron pipe monuments set at street intersections as noted.  
2" x 2 stakes, painted white, set at all lot corners.

Back 1107



PL 1107-1.P. & Gr. Shn. for Sec. 19 & 20, T.4S., R.5E. and 24 & 25, T.4S., R.4E., S.B.B.&M.

South line of Sec. 19, T.4S., R.5E., S.B.B.&M.

SE corner of Lot 1, PVCL

19 29

30 31

FD 1107-1.P. for Sec. 19, T.4S., R.5E., S.B.B.&M.

20/64

MB 20/64

# THE DESERT TRACT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 1st day of December, 1945, before me Peter B. Sheptenko, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared W.C. BANNERMAN and DAVID C. BIXLER known to me to be the President and Assistant Secretary respectively of the COLUMBIA INVESTMENT COMPANY, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Peter B. Sheptenko  
Notary Public in and for the County of  
Riverside, State of California.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 11 day of DECEMBER, 1945, before me Bertie M. Galle, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared J.E. KILLIAN and H. B. TENNEY known to me to be the Vice President and Assistant Secretary respectively of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bertie M. Galle  
Notary Public in and for the County of  
Riverside, State of California.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 2nd day of December, 1945, before me Notary E. Kalbach, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Peter B. Sheptenko and Vera Sheptenko known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary E. Kalbach  
Notary Public in and for the County of  
Riverside, State of California.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

On this 2nd day of December, 1945, before me Peter B. Sheptenko, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Sula E. Linn known to me to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Peter B. Sheptenko  
Notary Public in and for the County of  
Riverside, State of California.

<b>NAME</b>	Sun View Estates	Map # 77
<b>DATE</b>	1946	
<b>DEVELOPER</b>	Sun View Estates Co.	
<b>BOUNDARY</b>	Mesquite Avenue to the north, Sonora Rd to the south, Deep Well Ranch Estates Tract to the west, and the west side of Sunrise Way to the east.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	Sun View Estates (1946) was developed in 1946 by W. C. Bannerman of the Sun View Estates Co. Bannerman was an established developer in the Bixby Knolls area of Long beach where he developed nearly 500 residential units. This 64-parcel tract is immediately east of Deep Well Ranch Estates.	



21/43

FILED

SEP 18 1946

Jack A. S. S.  
O.A. F. F. F.  
Filed 9:30 A.M.  
By Riverside Title Co.  
Fee \$5.00

# SUN VIEW ESTATES

BEING A SUBDIVISION OF LOT 25 OF THE PALM VALLEY COLONY LANDS SEC. 23, T. 4 S. R. 4 E. S. B. & M. AS SHOWN ON A MAP ON FILE IN M.B. 14 PAGE 652, SAN DIEGO CO. RECORDS.

MARCH 1946 G.K. SANBORN LICENSED LAND SURVEYOR SCALE 1"=100'

We hereby certify that we are the owners of or are interested in the lands included in the subdivision shown on the annexed map consisting of this one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the recording of said map and subdivision as shown within the colored border line and we hereby offer to dedicate to public use, for street purposes, Lots A to H inclusive, for construction and maintenance of all public utilities, the five foot easements shown by dotted lines and designated as "5' P.U.E.".

**SUN VIEW ESTATES CO.**  
By Paul Lowther Vice President  
By John W. Williams Secretary  
By Helene G. Williams Assistant Secretary

Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared W.C. BANNERMAN and R.W. LOWTHER known to me to be Vice President and Assistant Secretary respectively of the SUN VIEW ESTATES CO. the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

My Commission Expires 3-25-50

Notary Public in and for the County of Los Angeles, State of California

I hereby certify that I have examined the within map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alteration thereof, that all provisions of state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

G.F. Brindson  
City Engineer

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, or Municipal taxes or special assessments collected as taxes except for taxes and special assessments now owing but not yet payable which are estimated at \$400.00.

Dated this 11th day of April 1946.

R.T. Hicks  
County Auditor, Riverside County, California

I hereby certify that a bond in the sum of \$1400.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected or taxes, which at the time of filing this map with the County Recorder are a lien against the property shown hereon, but are not yet payable. Dated this 16th day of Sept. 1946.

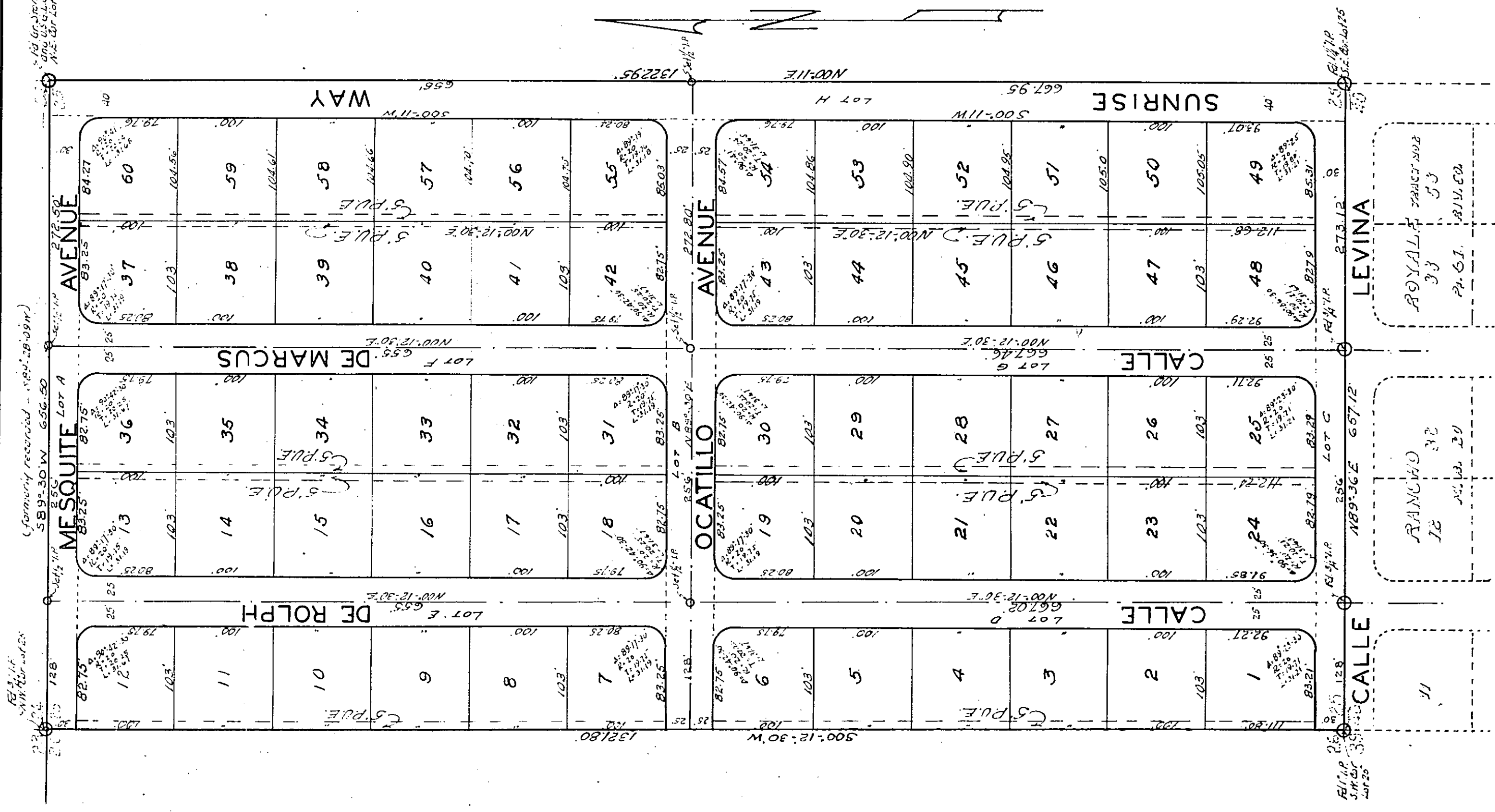
GORDON A. DOWNE  
County Clerk

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision in February 1946; that all monuments shown hereon actually exist and that their positions are correctly shown and are sufficient to enable the survey to be readily retraced.

W. J. Fennell  
LICENSED LAND SURVEYOR No. 2444

This is to certify that the within annexed map was duly approved by the City Planning Commission of the City of Palm Springs, at its regular meeting held on the 3rd day of March 1946.

W. J. Fennell  
Secretary  
Palm Springs City Planning Commission



CB7 MB 21/43



<b>NAME</b>	El Mirador Park	Map # 30
<b>DATE</b>	Originally subdivided 1946 / Lots purchased by Jack Meiselman in 1955	
<b>DEVELOPER</b>	David M. Benjamin / Jack Meiselman	
<b>BOUNDARY</b>	Meiselman development: Paseo El Mirador, Linda Vista Drive, and Pasatiempo Road.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>One of the earliest Meiselman developments was created when he purchased 26 lots from Rose Benjamin within the El Mirador Park tract. The El Mirador Park tract was originally subdivided in 1946, however Meiselman purchased lots on Paseo El Mirador, Linda Vista Drive, and Pasatiempo Road in April of 1955.<sup>84</sup> The original tract was subdivided into 49 parcels, so the Meiselman-built homes represent more than half of this tract. The model home for the development, also known as the Jack Meiselman Home for 1957 was located at 1252 Pasatiempo Road.<sup>85</sup> It was designed by architect Donald B. Van Camp.</p>	

<sup>84</sup> "Meiselman Plans Big Development," *Desert Sun*, April 14, 1955.

<sup>85</sup> "New Presentation of Home Selling Announced by Gannon Realty Co., *Desert Sun*, October 19, 1956.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

# EL MIRADOR PARK

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 11, T4S, R4E, S.B.B. & M. RIVERSIDE COUNTY, CALIF.  
GKSANBORN LICENSED LAND SURVEYOR  
MAY 1946  
SCALE 1"=100'

FILED  
July 23 1946  
Riverside Co.  
9:30 AM

I hereby certify that this final map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 17th day of May, 1946.

Secretary, City Planning Commission  
City of Palm Springs, California.

We hereby certify that we are the owners of the land included within the subdivision shown hereon, and are the only parties whose consents are necessary to pass a clear title to said lands, and we hereby consent to the making and recording of this map and subdivision as shown within the colored boundary line, and offer for dedication to public use for street purposes Lots A to D inclusive, and the 5 foot easements for public utilities designated as "5 FT. P.U.E." on the map.

by INGENIERO and WHEELER, a Co-partnership  
by Rodney C. Jager partner  
by Rae A. Wheeler partner

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.  
On this 15th day of May, 1946 before me, the undersigned, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Rodney C. Jager and Rae A. Wheeler, known to me to be the partners of the partnership that executed the within instrument, and they acknowledged to me that such partnership executed the same. In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Dorothy C. Clausen  
Notary Public in and for the County of  
Riverside, State of California  
My Commission expires  
December 6, 1949

I, Louise McCarr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said Council, at its regular meeting held on the 15th day of May, 1946, did duly approve the within final map of "El Mirador Park" and accepted on behalf of the public Lots A to D inclusive and the 5 FT. Public Utility Easements, as offered for dedication to public use.

Louise McCarr  
City Clerk and ex-officio Clerk of the  
City Council of the City of Palm Springs

I hereby certify that according to the records of this office as of this date there are no liens against the land included in the subdivision shown on this map for State, County, Municipal or other taxes, or for special assessments collected as taxes except for taxes and special assessments now a lien but not yet payable, which are estimated at \$400.00.

R. T. Hicks  
County Auditor of  
the County of Riverside  
State of California  
Dated July 15 1946

I hereby certify that I have examined the within map and find it to be substantially the same as the tentative map and approved after others thereof, that this map complies with the requirements of State law and local ordinances, and I am satisfied that said map is technically correct.

J. D. Davidson  
City Engineer

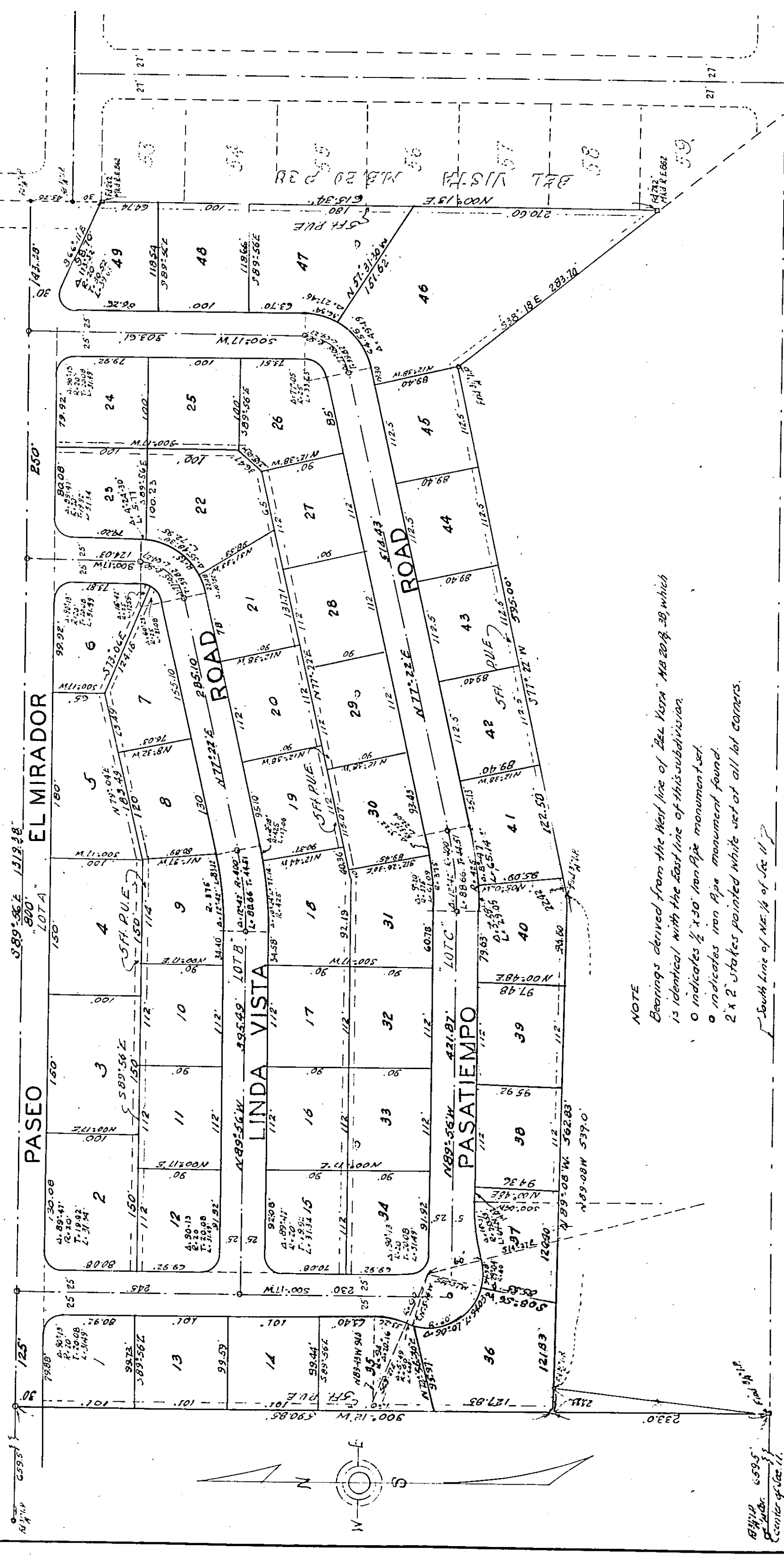
I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made by me during May 1946, that the monuments shown hereon actually exist, that their positions are correctly shown and that they are sufficient to enable the survey to be readily retraced.

W. H. H. H. H.  
Licensed Land Surveyor No. 2344.

I hereby certify that a bond in the sum of \$400.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien against the property shown hereon, but are not yet payable.

Dated this 15th day of July, 1946.

Gordon McQueeney  
County Clerk



NOTE  
Bearings derived from the West line of 'Zaca Vista' No. 208, 30 which is identical with the East line of this subdivision.  
o indicates 1/2 x 50' iron pipe monument found.  
x indicates iron pipe monument found.  
2 x 2 states pointed white set of all lot corners.  
South line of NE 1/4 of Sec 11

<b>NAME</b>	Luring Sands Park	Map # 31
<b>DATE</b>	1946	
<b>DEVELOPER</b>	Luring Development Company	
<b>BOUNDARY</b>	E Amado Rd to the north, E Tahquitz Canyon Way to the south, the east side of NE Cerritos Drive to the east, and the west side of NW Cerritos Drive to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	Luring Sands Park (1946) was developed by the Luring Development Company in collaboration with Jack Meiselman, homeowner and developer of numerous tracts throughout Palm Springs. A forty-six parcel subdivision developed by Ray A. Luring was the desert equivalent to his simultaneous Luring Pines Development in the San Bernardino Mountains. <sup>86</sup> Meiselman hired Thor Fredericksen Sr. and Jr. as his general contractors. The 1400 square foot homes featured three bedrooms, two bathrooms, and a patio.	

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<sup>86</sup> Stanley E. Bellamy, *Running Springs* (Charleston, SC: Arcadia Publishing, 2007), 78-9.

20/71

MB 20/71

Book 119.7

# LURING SANDS PARK

BEING A SUBDIVISION OF LOT 10, IN SECTION 13, T.4S., R.4E., S.B.B. & M., AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS IN MAP BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA RECORDS.

DECEMBER 1945.

J.F. DAVIDSON, CIVIL ENGINEER.

SCALE: 1 IN = 100 FT.

**FILED**  
Riverside Title Co.  
FEB 21 1946  
Jack A. Ross  
County Recorder  
Fees \$5.00  
City

9:30 A.M.

We hereby certify that we are owners of or are interested in the lands included in the subdivision shown on the annexed map consisting of this one sheet, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use: for street purposes, Lots A, B, C, D, E, F, G, & H; for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as 5'-P.U.E.

LURING DEVELOPMENT COMPANY, LTD.  
by Paul Manuel, Pres.  
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASS'N.  
by G.E. Killian, Vice-Pres.  
Tr. Officer

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }  
On this 10th day of JANUARY, 1946, before me S.W.  
WORTHINGTON JR. a Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared R.A. LURING and PAUL MANUEL known to me to be the President and Secretary respectively, of the LURING DEVELOPMENT COMPANY, LTD., the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S.W. Worthington Jr.  
Notary Public in and for the County of Los Angeles, State of California.  
MY COMMISSION EXPIRES JAN. 25 1949

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 12th day of February, 1946, before me Boothe M. Apple  
a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared J.F. Davidson and H. H. TEMPLE known to me to be the Vice President and Trust Officer respectively of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASS'N., the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Boothe M. Apple  
Notary Public in and for the County of Riverside, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property, shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments collected as taxes.

Dated this 25th day of January, 1946  
R.T. Huckle By Edmund H. Huckle Chief Deputy  
County Auditor of the County of Riverside, State of California.

I, Louise McGarr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council at its regular meeting held on the 9th day of January, 1946, duly approved the within annexed map of "LURING SANDS PARK" and accepted on behalf of the public, as dedicated to public use, Lots A, B, C, D, E, F, G, & H for street purposes and the 5-foot Public Utility Easements.

Louise McGarr  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all requirements of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

J.F. Davidson  
City Engineer

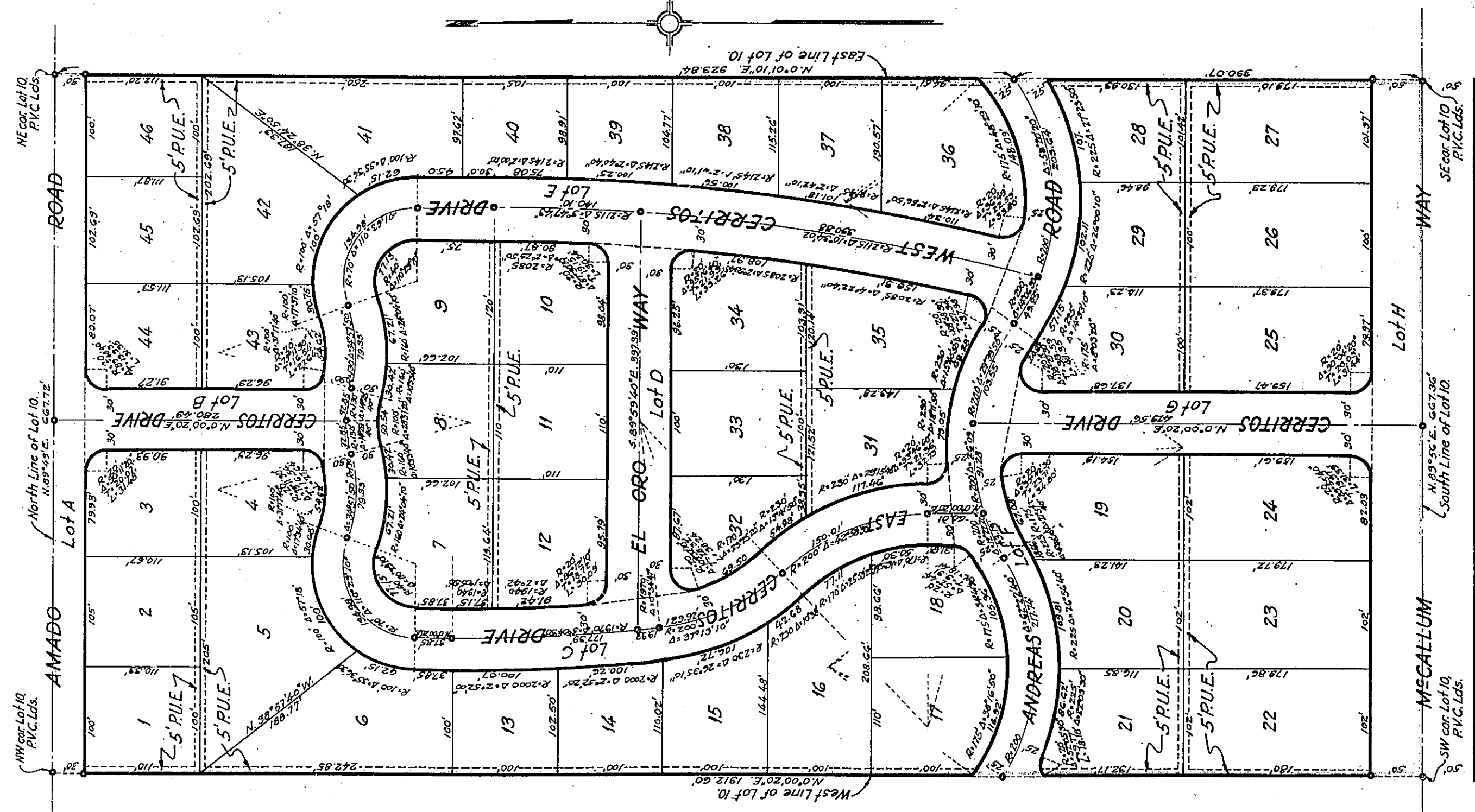
This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 12th day of January, 1946.

Secretary  
Palm Springs City Planning Commission.

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of this one sheet correctly represents a survey made under my direction in December, 1945, that all monuments shown hereon actually exist, and that their positions are correctly shown.

J.F. Davidson  
Registered Civil Engineer No. 862.

ENGINEER'S NOTE:  
Bearings are based on the center-line of Sunrise Way as shown on Map of WINTERHAVEN MANOR No. 3, filed in Map Book 18, pg. 66, Records of Riverside County, California.  
© indicates 3/4" Iron Pipe Monument set  
2x2 stakes painted white are set at each lot corner.



<b>NAME</b>	Palm Springs Estates	Map # 32
<b>DATE</b>	1946	
<b>DEVELOPER</b>	Spaulding Development Corporation	
<b>BOUNDARY</b>	Santa Catalina Road to the north, Alvarado Road and Dominguez Road to the south, Virginia Road to the east, and N Palm Canyon Drive to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	During this period, developers keen on selling vacation homes often created a symbiotic relationship between the mountain and desert communities. E.E. Spaulding, of the Spaulding Development Corporation subdivided Spaulding's Palm Springs Estates (1946-49). Developed in two phases, the first unit included 103 parcels, the second an additional forty-five lots. Spaulding operated as a real estate broker in the Lake Arrowhead area as far back as the 1920s. <sup>87</sup>	

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<sup>87</sup> "Big Bear Lake Region Reports Record Season," *Los Angeles Times*, July 31, 1927, E4.



20172

SHEET 1 OF 2 SHEETS

# SPAULDING'S PALM SPRINGS ESTATES

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

JANUARY 1946.

J. F. DAVIDSON, CIVIL ENGINEER

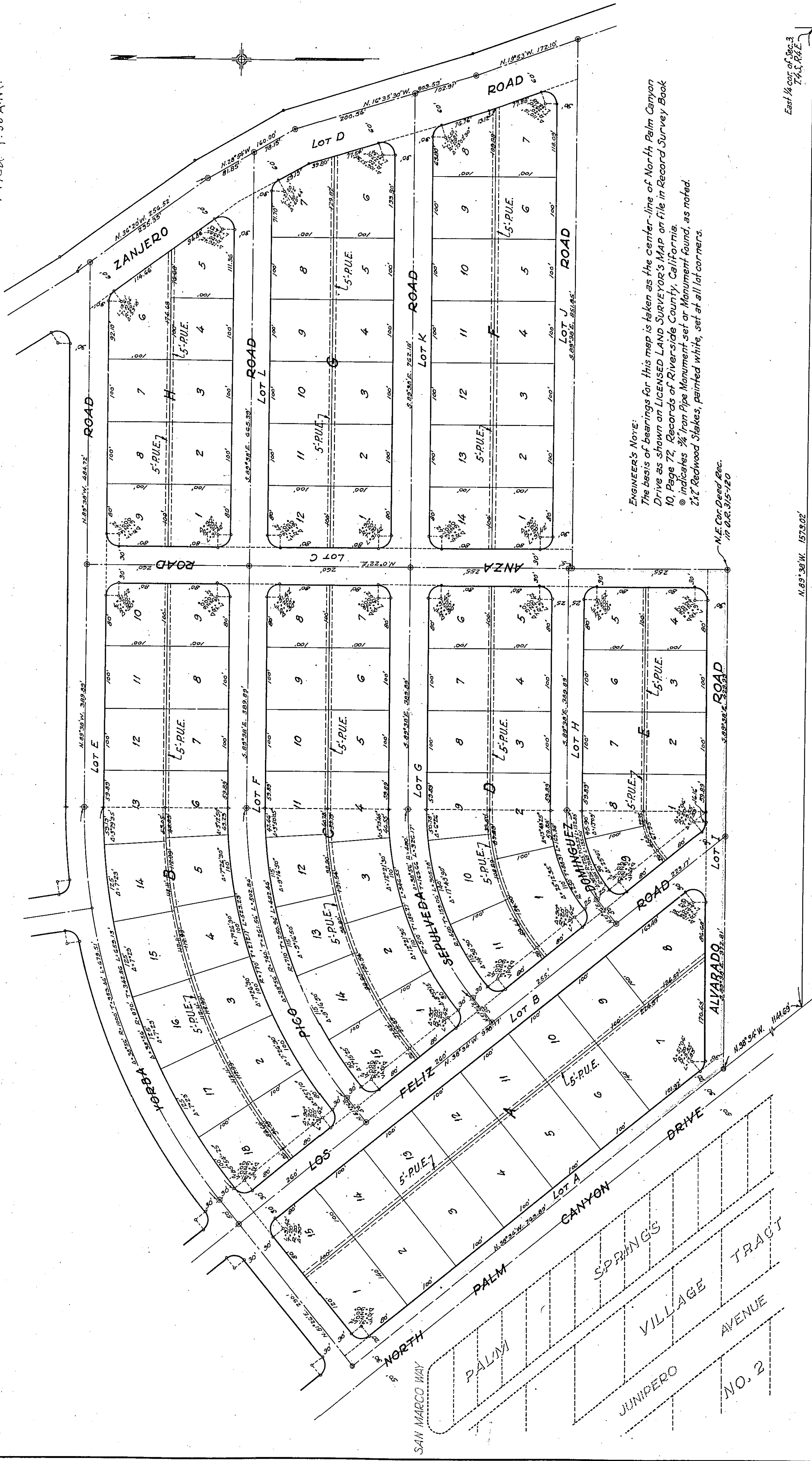
SCALE: 1 INCH = 100 FEET

2773

**FILED**

FEB 21 1946

By Jack A. Ross  
County Recorder  
Fee \$5.00  
Filed 9:30 A.M.



ENGINEER'S NOTE:  
The basis of bearings for this map is taken as the center-line of North Palm Canyon Drive as shown on LICENSED LAND SURVEYOR'S MAP on file in Record Survey Book 10, Page 72, Records of Riverside County, California.  
© indicates 3/4" Iron Pipe Monument set or Monument found, as noted.  
2 1/2" Redwood Stakes, painted white, set at all lot corners.

East 1/4 cor. of Sec. 3, T4S, R4E.

N. 89° 38' W. 157.92'

CR 91-174 LOT 11, BLK F  
CP 88-10 12/12/45  
CR 90-258 10/21/49 BLK H

Book 20172

MB 20172

# SPaulding's PALM SPRINGS ESTATES

JANUARY 1946.

JOE DAVIDSON CIVIL ENGINEER

SCALE: 1 INCH = 100 FEET

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, lots A to L inclusive; for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as 5' wide.

W.R. TITLE INSURANCE AND TRUST COMPANY as Trustee under Deed of Trust recorded in Book 636, Page 175 of Official Records Riverside County, California.  
by W. R. Paulding W. R. Paulding Asst. Secretary  
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION. 25 Trustee  
by W. R. Paulding W. R. Paulding Asst. Secretary  
TRUST OFFICER

STATE OF CALIFORNIA } S.S.

On this 16<sup>th</sup> day of FEBRUARY 1946 before me BEULAH M. VAUGHT

a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared E. SPAULDING known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal  
the day and year in this certificate first above written.

Brenda M. Vansant  
Notary Public in and for the County of  
Riverside, State of California

~~STATE OF CALIFORNIA~~  
~~COUNTY OF LOS ANGELES~~

On this \_\_\_\_\_ day of \_\_\_\_\_ 1946, before me  
a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly  
commissioned and sworn, personally appeared MARGARET D. ROSENBERG, known to me to be the  
person whose name is subscribed to the within instrument, and she acknowledged to me that  
she executed the same.

*IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.*

~~Notary Public in and for the County of  
Los Angeles, State of California.~~

~~STATE OF CALIFORNIA~~  
~~COUNTY OF LOS ANGELES~~

On this \_\_\_\_\_ day of \_\_\_\_\_, 1946, before me  
a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly  
commissioned and sworn, personally appeared FRANKLIN N. COLE, known to me to be the  
person whose name is subscribed to the within instrument, and he acknowledged to me that  
he executed the same.

~~IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.~~

~~Notary Public in and for the County of  
Los Angeles, State of California.~~

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 8<sup>th</sup> day of February, 1946, before me, M. P. Pearce  
a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly  
commissioned and sworn, personally appeared E. H. Booth, Jr. and A. A. Martin  
known to me to be the President and Secretary respectively of the TITLE INSURANCE AND TRUST  
COMPANY, the corporation that executed the within instrument, and known to me to be the persons  
who executed the same on behalf of the corporation therein named, and they acknowledged to me  
that such corporation executed the same as Trustee.

*IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.*

M. P. Peace  
Notary Public in and for the County of  
Los Angeles, State of California

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 8th day of February, 1946, before me M. C. S. pte.  
a Notary Public in and for the County of Los Angeles State of California, residing therein and  
duly commissioned and sworn, personally appeared R. W. T. pte. and  
J. H. Bawa known to me to be the President and Assistant Trust Officer  
respectively of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the corpor-  
oration that executed the within instrument; and known to me to be the persons who executed the same  
on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same,  
as Trustees in WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the  
day and year in this certificate first above written.

Notary Public in and for the County of  
LOS ANGELES, State of California.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessment's collected as taxes.

Dated this 19 day of February 1946.

Phil Hackley, Esq. Member Chief Deputy  
County Auditor of Riverside County, California

I, Louise McCarr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 9 day of January, 1964, duly approved the within annexed map of "SPALDING'S PALM SPRINGS ESTATES" and accepted on behalf of the public, as dedicated to public use, Lots A to L inclusive for street purposes and the five-foot Public Utility Easements.

Louise M. Carr  
City Clerk and ex-officio Clerk of the City  
Council of the City of Palm Springs, California

*I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinance have been complied with, and I am satisfied that said map is technically correct.*

*J. F. Davidson*  
City Engineer

This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 2<sup>nd</sup> day of January, 1946.

*Secretary,  
Palm Springs Planning Commission.*

*I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of these two (2) sheets, correctly represents a survey made under my direction in January, 1946; that all monuments shown hereon actually exist, and that their positions are correctly shown.*

*Dated, January 23<sup>rd</sup> 1946.*

*J. F. Davidson.*  
Registered Civil Engineer No. 862.

23/54

SHEET 1 OF 2 SHEETS

# SPAULDING'S PALM SPRINGS ESTATES NO. 2

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE - HALF OF SECTION 3 T.4S. R.4E. S.B.B. & M.

FEBRUARY 1949

SCALE 1"=100'

J.F. DAVIDSON, C.E.

FILED

NOV 29, 1949  
at 9:30 AM  
JACK A. ROSS  
by O. U. W. S. S.  
DEPUTY  
Fee \$ 5.00  
Filed by Riverside Title Co.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments collected as taxes.  
Dated February 25, 1949

R. T. Hicks  
County Auditor of Riverside County, California  
Off. B. Steele Deputy

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to C inclusive, for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5' P.U.E."

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 19 day of October, 1949, duly approved the within annexed map of "SPAULDING'S PALM SPRINGS ESTATES NO. 2" and accepted on behalf of the public, as dedicated to public use, Lots A to C inclusive, for street purposes and the five-foot Public Utility Easements.

Louise McCann  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California

TITLE INSURANCE and TRUST COMPANY as owner

By Ruth W. Utter Vice President; THE INSURANCE AND TRUST COMPANY Secretary

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
On this 19 day of October, 1949, before me  
a Notary Public in and for the County of Riverside, State of California, appearing thereat and duly commissioned and sworn, personally appeared  
the within instrument, and he acknowledged to me that he executed the same  
In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

George J. Montez  
City Engineer R.E. 6720

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all requirements of State Law and local ordinance have been complied with, and I am satisfied that said map is technically correct.  
Dated November 10, 1949

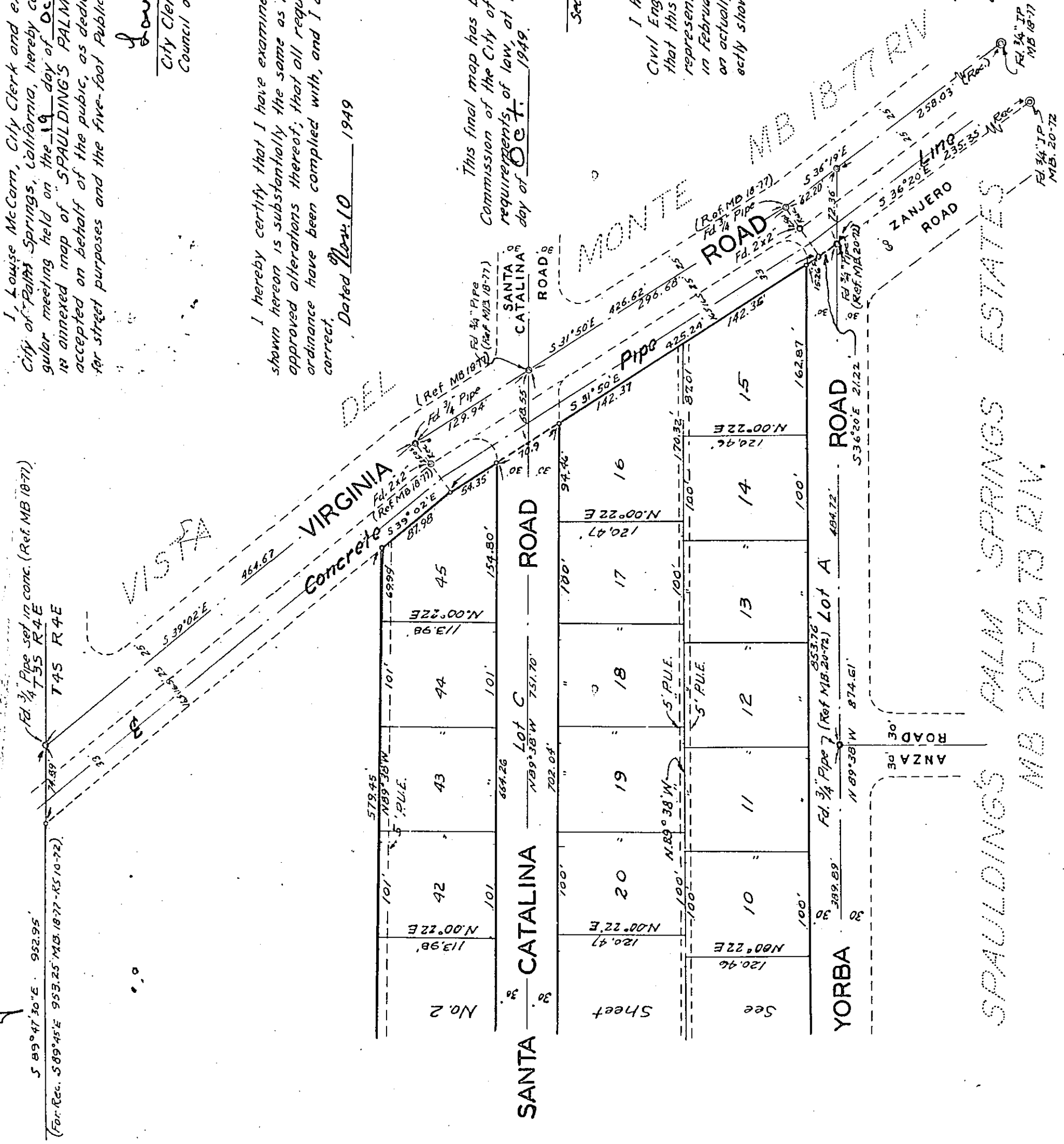
This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 12 day of Oct., 1949.

Harold O. Bracy  
Secretary, Palm Springs Planning Commission

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision in February 1949, that all monuments shown hereon actually exist, and that their positions are correctly shown.

J. J. Davidson  
Registered Civil Engineer No. 862

ENGINEER'S NOTE  
Bearings based on the center line of Yorba Road as being N89°38'W as shown on M.B. 20-72  
2x2 Redwood stakes set at all lot corners and returns  
Indicates found monuments or 2" set in & at streets' down.  
Distances as shown are in feet & decimals thereof



Book No. 3 MB 23/54



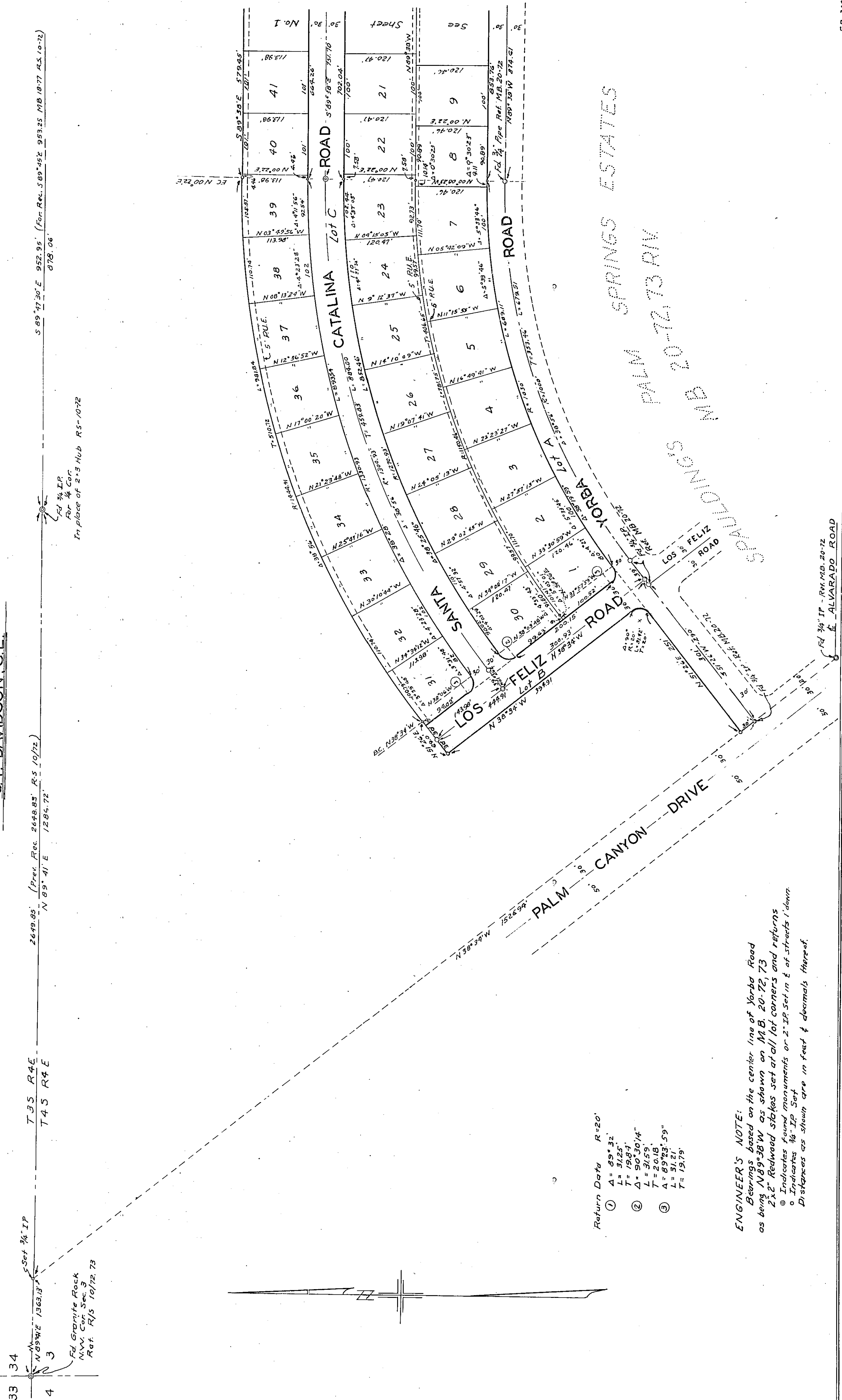
23/5

# SPAULDING'S PALM SPRINGS ESTATES NO. 2

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF SECTION 3 T.4S. R.4E. S.B.B.&M.  
FEBRUARY 1949

J.F. DAVIDSON, C.E.

SCALE 1"=100'



M.B. 23

<b>NAME</b>	San Jacinto Estates	Map # 33
<b>DATE</b>	1946	
<b>DEVELOPER</b>	Elliot Bank and Harold Licker	
<b>BOUNDARY</b>	Tahquitz Canyon Way (previously McCallum Way) to the north, Baristo Road to the south, Sunset Way to the east, and Sunrise Way to the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	San Jacinto Estates (1946) featured curving streets with a prominent entrance. Located southeast of present-day Tahquitz Road (previously McCallum Way) and Sunrise Way, the 77-parcel subdivision was developed by Elliot M. Bank and attorney Harold H. Licker of New Jersey. However, the venture appears to have been less than successful as ads appear in the <i>Los Angeles Times</i> in 1949 for parcels at “liquidation pricing.” <sup>88</sup>	

<sup>88</sup> “Classified Ad 35,” *Los Angeles Times*, November 13, 1949, A14.



# SAN JACINTO ESTATES

Being a Re-subdivision of Lots 22, 23, and 24, Palm Valley Colony Lands, Map Book 14, Page 652, Records of San Diego County, California: Sec. 13, T. 4 S., R. 4 E., S. B. B. & M.

June, 1946.

J. F. Davidson, Civil Engineer.

Scale: 1" = 100'

FILED  
OCT 15 1946

By Agnes B. Baker  
\$ 5.00 2:00 P.M.

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to K, inclusive, for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5-F.U.E."

Edith White  
Edith White  
Security Title Insurance and Guarantee Company, a Corporation  
by Edith White  
Vice President

Attorney-in-Fact for Henry C. Campbell Co., a corporation,  
RUTH B. WHITE, a widow, and AMERICAN TRUST COMPANY,  
a corporation, as Surviving Trustee under the Last Will and Testa-  
ment of LAURA LYON WHITE, Deceased, as appointed by and  
pursuant to authorization in written contract dated January 23,  
1946, and as Attorney-in-Fact for Helen Whitcomb.

Edith White  
Executrix of the Last Will and  
Testament of EDITH WHITE, Deceased.

STATE OF CALIFORNIA } s.s.  
COUNTY OF LOS ANGELES }  
On this 1st day of August, 1946, before me Joseph Friedman  
a Notary Public in and for the County of Los Angeles, State of  
California, residing therein and duly commissioned and sworn  
personally appeared Edith M. Baker, Edith M. Baker,  
Harry A. Baker and Lillian Baker  
known to me to be the persons whose names are subscribed  
to the within instrument and they acknowledged to me that they  
executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and  
affixed my official seal the day and year in this certificate  
first above written.

Joseph Friedman  
Notary Public in and for the County of  
State of California.

STATE OF CALIFORNIA } s.s.  
COUNTY OF SAN FRANCISCO }

On this 3rd day of August, 1946, before me ALICE C. MORSE  
a Notary Public in and for the County of San Francisco, State of Calif-  
ornia, residing therein and duly commissioned and sworn, person-  
ally appeared STERLING CARR and IRENE E. C. MORSE,  
known to me to be the persons whose names are subscribed to the  
within instrument and they acknowledged to me that they executed  
the same.

IN WITNESS WHEREOF I have hereunto set my hand and affix-  
ed my official seal the day and year in this certificate first above  
written.

Alice C. Morse  
Notary Public in and for the County of  
San Francisco, State of California.

STATE OF CALIFORNIA } s.s.  
COUNTY OF RIVERSIDE }

On this 5th day of October, 1946, before me Lois N. Wright,  
a Notary Public in and for the County of Riverside, State of Calif-  
ornia, residing therein and duly commissioned and sworn, person-  
ally appeared Douglas D. Patterson and V. I. Lawson  
known to me to be the Vice President and Assistant Secretary respect-  
ively of the Security Title Insurance and Guarantee Company, the corp-  
oration that executed the within instrument, and known to me to be the  
persons who executed the same on behalf of the corporation therein named,  
and they acknowledged to me that such corporation executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official  
seal the day and year in this certificate first above written.

Lois N. Wright  
Notary Public in and for the County of  
Riverside, State of California.

I hereby certify that a bond in the sum of \$300.00 has been exe-  
cuted and filed with the Board of Supervisors of the County of Riverside,  
State of California, conditioned upon the payment of all taxes, State, County,  
Municipal or local, and all special assessments collected as taxes, which  
at the time of filing of the annexed map with the County Recorder are a  
lien against said property but not yet payable, and said bond has been ap-  
proved by said Board of Supervisors.  
Dated this 14th day of October, 1946.

by Gordon A. Pequegnat Deputy  
County Clerk and ex-officio Clerk  
of the Board of Supervisors.

ENGINEER'S NOTE:  
The bearings shown on this map are based on the center-line  
of SUNRISE WAY as shown on map of Luring Sands Tract, filed  
in M.B. 20, P. 62, Records of Riverside County, California.  
© indicates 3/4" Iron Pipe Monument set unless otherwise noted.  
2"x2" stakes painted white are set at each lot corner.

I hereby certify that according to the records of this office  
as of this date there are no liens against the property shown on  
the annexed map for unpaid State, County or local taxes or  
special assessments collected as taxes except taxes and special  
assessments now a lien but not yet payable which are estimated at \$300.00.  
Dated this 4th day of October, 1946.

R. T. Hickok  
County Auditor of Riverside County, California.

I hereby certify that I have examined the annexed map, that  
the subdivision shown thereon is substantially the same as it ap-  
peared on the tentative map and approved alterations thereof,  
that all provisions of state law and local ordinances have  
been complied with and I am satisfied that this map is  
technically correct.  
Dated: 8-5-1946.

J. F. Davidson  
City Engineer

I, Louise McCann, City Clerk and ex-officio Clerk of the City  
Council of the City of Palm Springs, California, hereby certify  
that the said City Council, at its regular meeting held on the  
1 day of August, 1946, duly approved the within annex-  
ed map of SAN JACINTO ESTATES and accepted on behalf  
of the public, as dedicated to public use, Lots A to K, inclusive,  
for street purposes and the five-foot Public Utility Easements.

Louise McCann  
City Clerk and ex-officio Clerk of the City  
Council of the City of Palm Springs, California.

This final map has been approved by the City Planning Com-  
mission of the City of Palm Springs, in accordance with require-  
ments of law at its regular meeting held on the 6th day  
of August, 1946.

City Planning Commission  
Secretary,  
Palm Springs City Planning Commission.

I hereby certify that I am a Registered Civil Engineer of the  
State of California, that this map consisting of two (2) sheets  
correctly represents a survey made under my supervision in  
August, 1946, and that all monuments shown hereon actually  
exist and their positions are correctly shown.

J. F. Davidson  
Registered Civil Engineer No. 862

21/48

Sheet 2 of 2 Sheets

LURING SANDS TRACT  
M.B. 20, P. 62

LURING SANDS  
M.B. 20, P. 71

PARK

# SAN JACINTO ESTATES

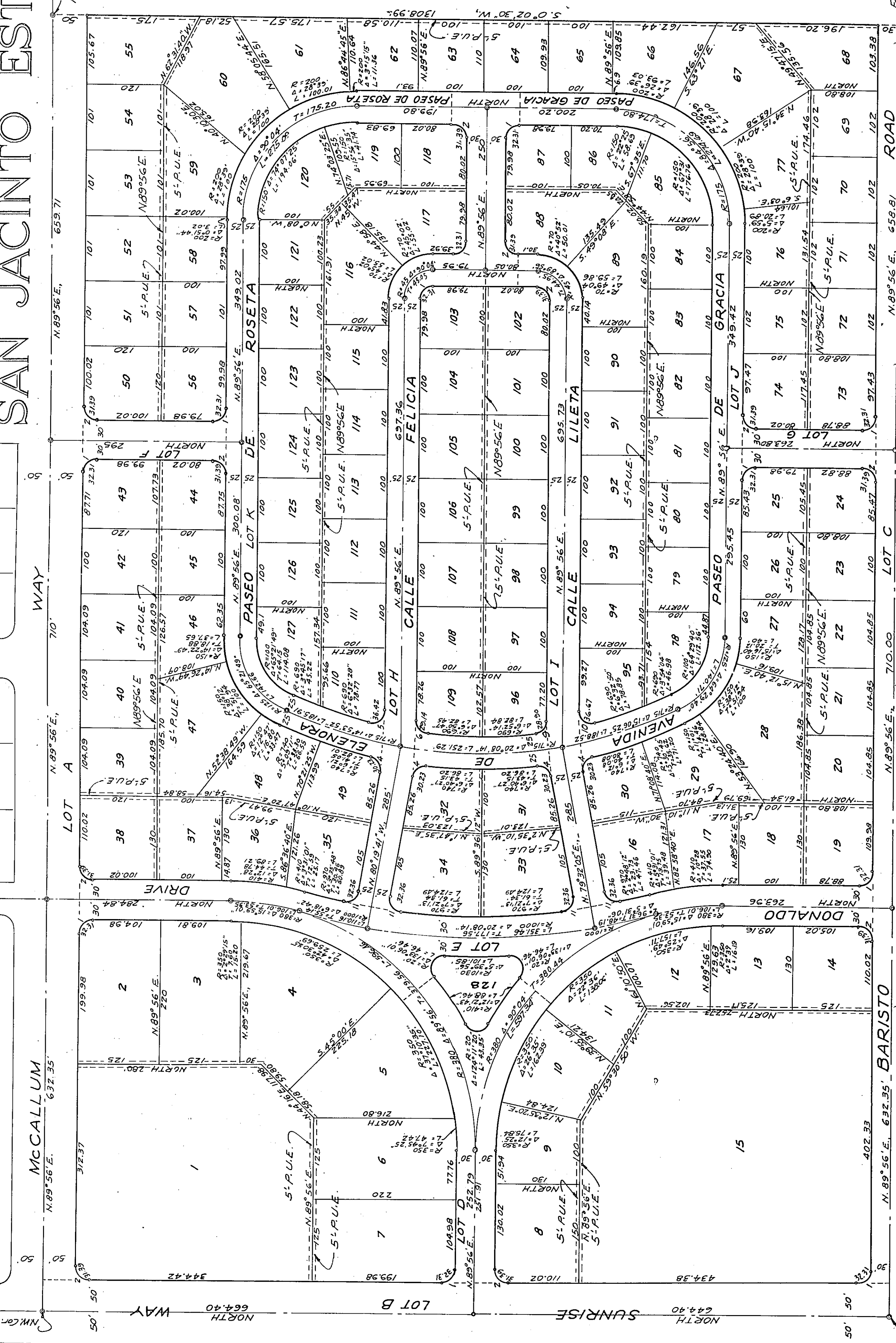
N.E. Corner Lot 22,  
Palm Valley Colony Lands

S.E. Corner Lot 22,  
Palm Valley Colony Lands.

S.W. Cor. Lot 24  
Palm Valley Colony Lands.

Posted.

CB 7 MB 21/48  
FB 358, 1-11.



RETURN DATA

1	R=20.04
2	R=20.02
3	R=20.02
4	R=20.02
5	R=20.02
6	R=20.02
7	R=20.02
8	R=20.02
9	R=20.02
10	R=20.02
11	R=20.02

<b>NAME</b>	Vista Del Cielo	Map # 34
<b>DATE</b>	1946	
<b>DEVELOPER</b>	Sunny Dunes Development Corporation	
<b>BOUNDARY</b>	Ramon Road and Sunny Dunes Road to the north, Mesquite Avenue to the south, Calle Santa Cruz and Avenida Evelita to the east, and Placer Road to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>The largest of the developments from the 1940s were found in what would colloquially become known as “The Veterans’ Tract” – the area located south of the airport and east of Farrell Drive north of Demuth Park.<sup>89</sup> The Veterans Tract area was actually composed of several tracts. Among them the 96-parcel Desert Tract (1946), the 200-parcel Vista Del Cielo Tract (1946), and the 54-parcel Val Vista Tract (1947). Developers involved in these ventures saw potential in the traditionally less desirable real estate on the eastern side of town.<sup>90</sup> These parcels were more exposed to the wind and the elements than the areas sheltered by the mountains.</p> <p>At the Vista Del Cielo tract, over 200 modest six-room homes designed to appeal to returning GIs who qualified for loans through the GI Bill were built by R.H. Grant Construction Company. Among the investors in Vista Del Cielo (referred to sometimes as the Sunny Dunes Development Corporation) were Henry Lockwood and John W. Williams. Lockwood was a local lawyer for the Mt. San Jacinto Winter Park Authority promoting the development of the Palm Springs Aerial Tramway project. John W. Williams was a long-time resident/developer who owned the pre-war Mira Monte Apartments (demolished) and also invested in the nearby Val Vista tract.</p>	

<sup>89</sup> There is no actual “Veteran’s Tract” as subdivided with Riverside County. The colloquial reference takes its name from the burst of new development in the area among several tracts that were designed to cater to the needs of returning GIs.

<sup>90</sup> This area was near the town dump at Ramon Road and Gene Autry Trail.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

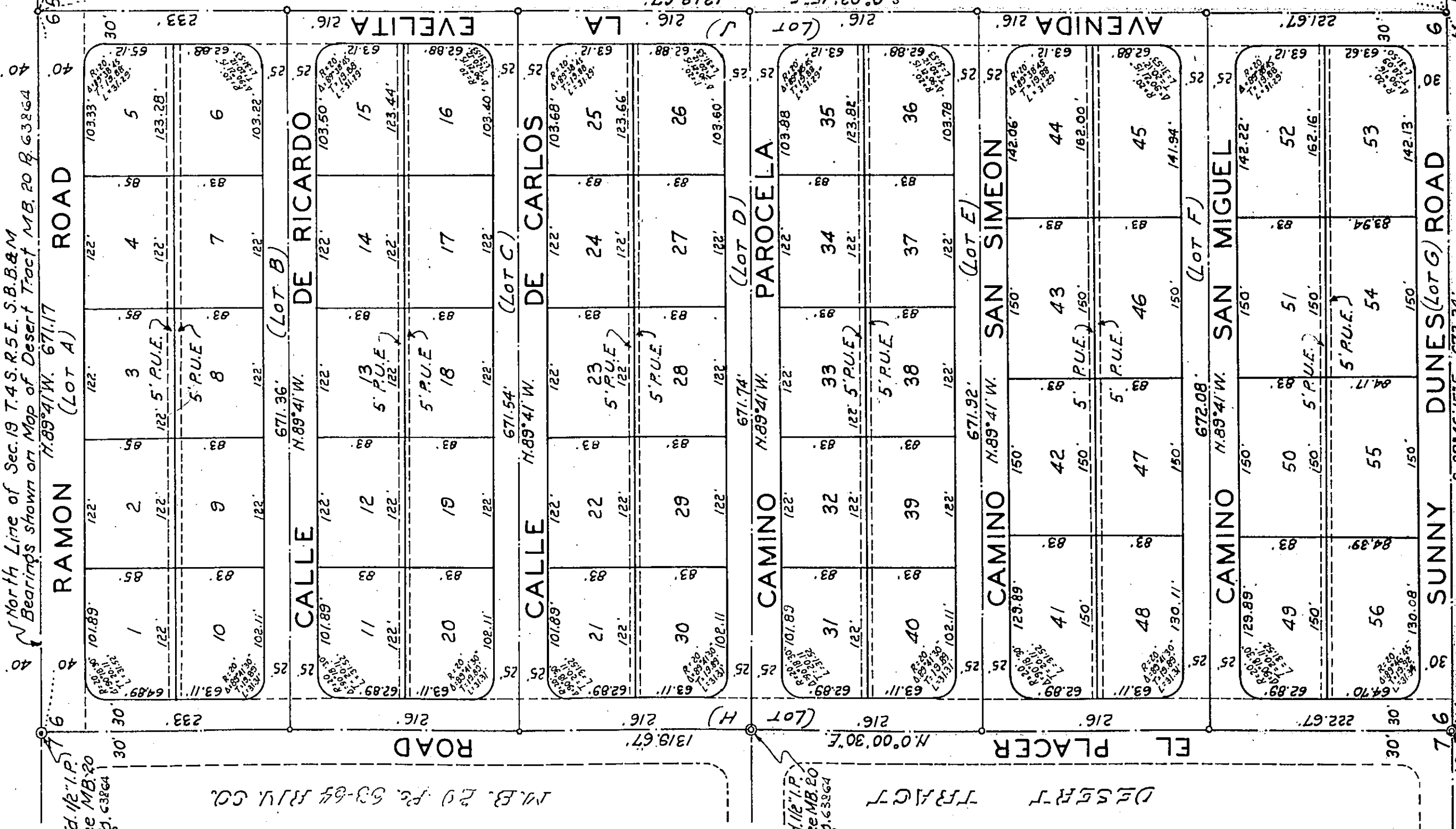
HISTORIC RESOURCES GROUP



239465

FILED  
MAR 20 1946  
JACK A. ROSS  
By O. A. [Signature]  
Filed 9:30 A.M.  
Fee \$5.00  
By Riverside Title Co.

1 Fd. 12" I.P.  
N.W. cor. Lot 2  
P.V.C.L. See R/S.  
Bk 13 Page 27 Riv. Co.



# VISTA DEL CIELO

A SUBDIVISION OF LOT 6 SECTION 19 T.4S. R.5E.  
S.B.&M. AS SHOWN ON A MAP OF PALM VALLEY  
LANDS ON FILE IN MAP BOOK 14, PAGE 652 SAN  
DIEGO COUNTY, CALIFORNIA RECORDS.

G.K.SANBORN  
LICENSED LAND SURVEYOR.  
JANUARY 1946  
SCALE 1" = 100'

On this 15<sup>th</sup> day of March 1946 before me the undersigned a Notary Public in and for said County per-  
sonally appeared J.E. Williams and M.A. Tenby known to  
me to be the Vice Pres. and Tr. Officer respectively of the Bank  
of America National Trust and Savings Ass'n, the corporation  
that executed the within instrument and known to me to be  
the persons who executed the within instrument and acknowledged to me that  
such corporation executed the same.  
Witness my hand and official seal the day and year in  
this certificate first above written.  
Notary Public in and for the County of  
Riverside, State of California

We hereby certify that we are the owners or have interest in  
the land included within the subdivision shown upon the annexed  
map consisting of this one sheet, that we are the only persons  
whose consent is necessary to pass a clear title to said land;  
that we hereby consent to the making and filing of this map  
and subdivision shown within the colored border line, and we  
hereby offer for dedication to public use for street purposes  
the areas designated as Lots A through J inclusive and also offer  
for dedication to public use for the construction and main-  
tenance of public utilities the 5' Public Utility Easements  
shown on the map as 5' P.U.E. IN WITNESS WHEREOF we hereunto  
set our hand this 5<sup>th</sup> day of March 1946.

George McFarland Harold O. Tracy  
Charles J. Banks W. R. Wright  
Charles J. Watson Ernest H. Wright  
Marion S. Mathews  
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION  
By J. E. Williams Vice Pres. M. A. Tenby Tr. Officer.  
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On this 5<sup>th</sup> day of March 1946 before me Camille M. Ahlman  
a Notary Public in and for the County of Riverside, State of  
California, personally appeared Edith H. Banks, Ernest H. Wright, Charles J. Watson,  
Marion S. Mathews, Harold O. Tracy, W. R. Wright, Ernest H. Wright, Charles J. Watson,  
known to me to be the persons whose names are subscribed  
to the within instrument and acknowledged to me that they  
executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and  
affixed my official seal the day and year in this certificate  
first above written.

Camille M. Ahlman  
Notary Public in and for the County  
of Riverside State of California  
MY COMM. EXPIRES DECEMBER 26, 1949.  
NOTE: Bearings are based on the center line of Ramon Road  
which is identical with the North line of Sec. 19 T.4S. R.5E. S.B.&M.  
o indicates 3/4" iron pipe monuments set at street intersections  
as noted.  
2"x2" stakes, painted white, set at all lot corners

2 Fd. 3/4" I.P.  
S.W. cor. Lot 2  
P.V.C.L. See R/S.  
Bk 13 Page 27 Riv. Co.

I, Louise McCann, City Clerk and ex-officio Clerk of the City  
Council of the City of Palm Springs, State of California, hereby  
certify that the said City Council at its regular meeting held  
on the 6<sup>th</sup> day of March 1946 duly approved the within annexed  
map of "Vista Del Cielo" and accepted on behalf of the public,  
as dedicated to public use Lots A to J inclusive for Street  
purposes, and the 5' Public Utility Easements.  
IN WITNESS WHEREOF, I hereunto set my hand and affix the  
official seal of the City of Palm Springs this 6<sup>th</sup> day of  
March 1946

Louise McCann  
City Clerk and ex-officio Clerk of the City  
Council of the City of Palm Springs, State  
of California.

I hereby certify that the annexed map was duly approved by  
the City Planning Commission of the City of Palm Springs at its regular  
meeting held on the 5<sup>th</sup> day of March 1946.

Ernest H. Wright  
Secretary Palm Springs City Planning Commission

I hereby certify that I have examined the within map, that  
the subdivision thereon is substantially the same as it appeared  
on the tentative map or approved alteration thereof; that all prop-  
rietary interests of the State, law and local ordinances, have been complied  
with and I am satisfied that said map is technically correct.

J. J. Davidson  
City Engineer

I hereby certify that according to the records of this office  
as of this date, there are no liens against the property shown  
on this map for unpaid State, County or Municipal taxes or  
special assessments collected as taxes, except taxes now a lien but not  
yet payable, which are estimated to be \$30.00.

Ernest H. Wright  
R.T. Hicks, County Auditor, Riverside County

I hereby certify that I am a Licensed Land Surveyor of  
the State of California; that this map consisting of one (1) sheet,  
correctly represents a survey made by me in January 1946,  
that all monuments shown hereon actually exist and their  
positions are correctly shown and are sufficient to enable  
the survey to be retraced.

Ernest H. Wright  
Licensed Land Surveyor No. 2344

I hereby certify that a bond in the sum of \$30.00 has been filed with the Board  
of Supervisors of the County of Riverside, State of California, conditioned upon the payment  
of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the  
time of filing of this map with the County Recorder are a lien against said property but not yet  
payable, and said bond has been duly approved by said Board of Supervisors.  
Dated this 18<sup>th</sup> day of March 1946. GORDON A. PEQUEGNAT County Clerk and ex-officio  
Clerk of the Board of Supervisors, County of Riverside

By Ernest H. Wright Deputy

20/94

MB 20/94

Book 107

# VISTA DEL CIELO NO.2

SHEET NO. 1

A SUBDIVISION OF A PORTION OF LOTS 11, 12 & 13, SECTION 19, T. 4 S., R. 5 E., SBB & M AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS ON FILE IN MAP BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA, RECORDS.  
GKSANBORN LICENSED LAND SURVEYOR  
MARCH 1946  
SCALE 1"=100'

1182

MAY 7 - 1946

W. A. Nosse  
O. A. Ament  
Fee \$5.00  
Filed 9:30 A.M.  
By Riverside Title Company

We hereby certify that we are the owners or have interest in the land included within the subdivision shown upon the annexed map consisting of these two sheets that we are the only persons whose consent is necessary to pass a clear title to said land, that we hereby consent to the making and filing of this map, and subdivision shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to N inclusive and also offer for dedication to public use, for the construction and maintenance of public utilities the 5' Public Utility Easements shown on the map as 5' P.U.E. In Witness Whereof we hereunto set our hand this 10th day of April 1946.

Henry Lockwood  
Henry Lockwood  
Henry Lockwood  
Evelyn R. Bank  
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION  
by J. E. Kellum, Vice Pres. Harold J. J. Officer  
STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
On this 10th day of April 1946 before me E. L. Theriault  
a Notary Public in and for the County of Riverside, State of California, personally appeared Henry Lockwood, Lots Lockwood, Elliott M. Bank, Evelyn R. Bank, John W. Williams, Helen G. Williams

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.  
In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Eugene L. Theriault  
Notary Public in and for the County of Riverside State of California.

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
On this 10th day of April 1946 before me Bertha M. Gode  
a Notary Public in and for the County of Riverside, State of California, personally appeared J. E. Kellum and H. J. J. Officer  
known to me to be the Vice Pres. and Treasurer respectively of the Bank of America National Trust and Savings Assn the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.  
In Witness my hand and official seal the day and year in this certificate first above written.

Bertha M. Gode  
Notary Public in and for the County of Riverside State of California.

I, Louise McCorn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council at its regular meeting held on the 4th day of April 1946 duly approved the within annexed map of Vista Del Cielo and accepted on behalf of the public, as dedicated to public use, Lots A to N inclusive for street purposes, and the 5' Public Utility Easements.  
In Witness Whereof I hereunto set my hand and affix the official seal of the City of Palm Springs this 4th day of April 1946.

Louise McCorn  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 25th day of April 1946.

Ray W. Edwards  
Secretary Palm Springs City Planning Commission.

I hereby certify that I have examined the within map, that the subdivision thereon is substantially the same as it appeared on the tentative map or approved alteration thereof, that all provisions of the State, law and local ordinances, have been complied with and I am satisfied that said map is technically correct.

J. F. Sanders  
City Engineer

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County or Municipal taxes or special assessments collected as taxes except taxes now alien but not yet payable, which are estimated to be \$400.00.

Ray T. Hicks  
County Auditor  
Riverside County

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of two (2) sheets correctly represents a survey made by me in March 1946; that all monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be retraced.

John Ament  
Licensed Land Surveyor No. 2344

I hereby certify that a bond in the sum of \$400.00 has been filed with the Board of Supervisors of the County of Riverside, State of California conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder, are a lien against said property but not yet payable, and said bond has been duly approved by the Board of Supervisors Dated this 15th day of April 1946.

Gordon A. Pequegnat  
Clerk of the Board of Supervisors of the County of Riverside  
by W. A. Ament Deputy



20/95

MB 20/95

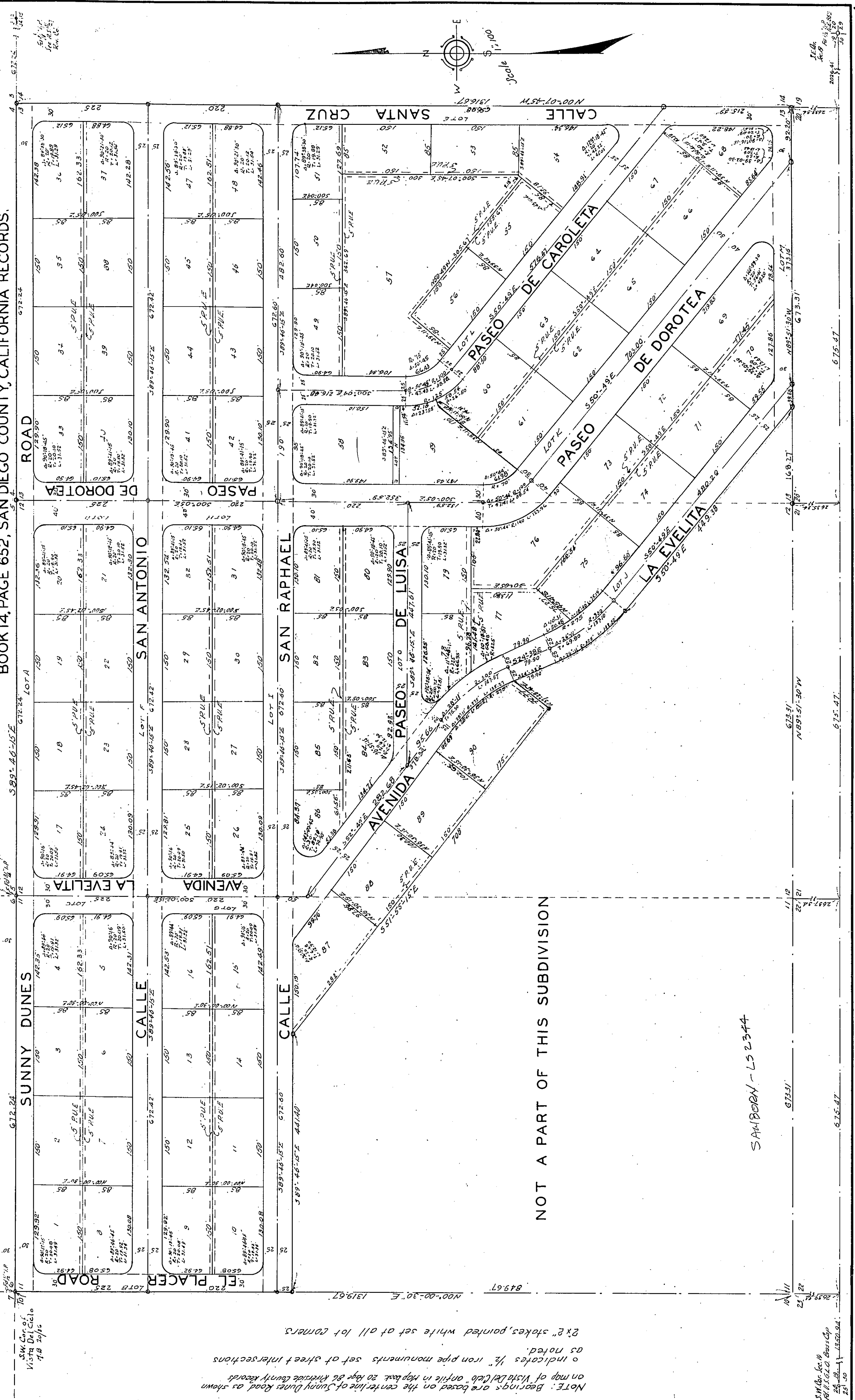
Book 107

SHEET NO.2

# VISTA DEL CIELO NO.2

A SUBDIVISION OF A PORTION OF LOTS 11, 12 & 13 SECTION 19, T4S, R5E, SBB&M.  
AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS ON FILE IN MAP  
BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA RECORDS.

DESECT J.A.  
Vista Del Cielo  
Map 20/95  
SUNNY DUNES  
VISTA DEL CIELO  
MAP 20/95  
SUNNY DUNES  
VISTA DEL CIELO  
MAP 20/95



NOT A PART OF THIS SUBDIVISION

SANBORN - L52344

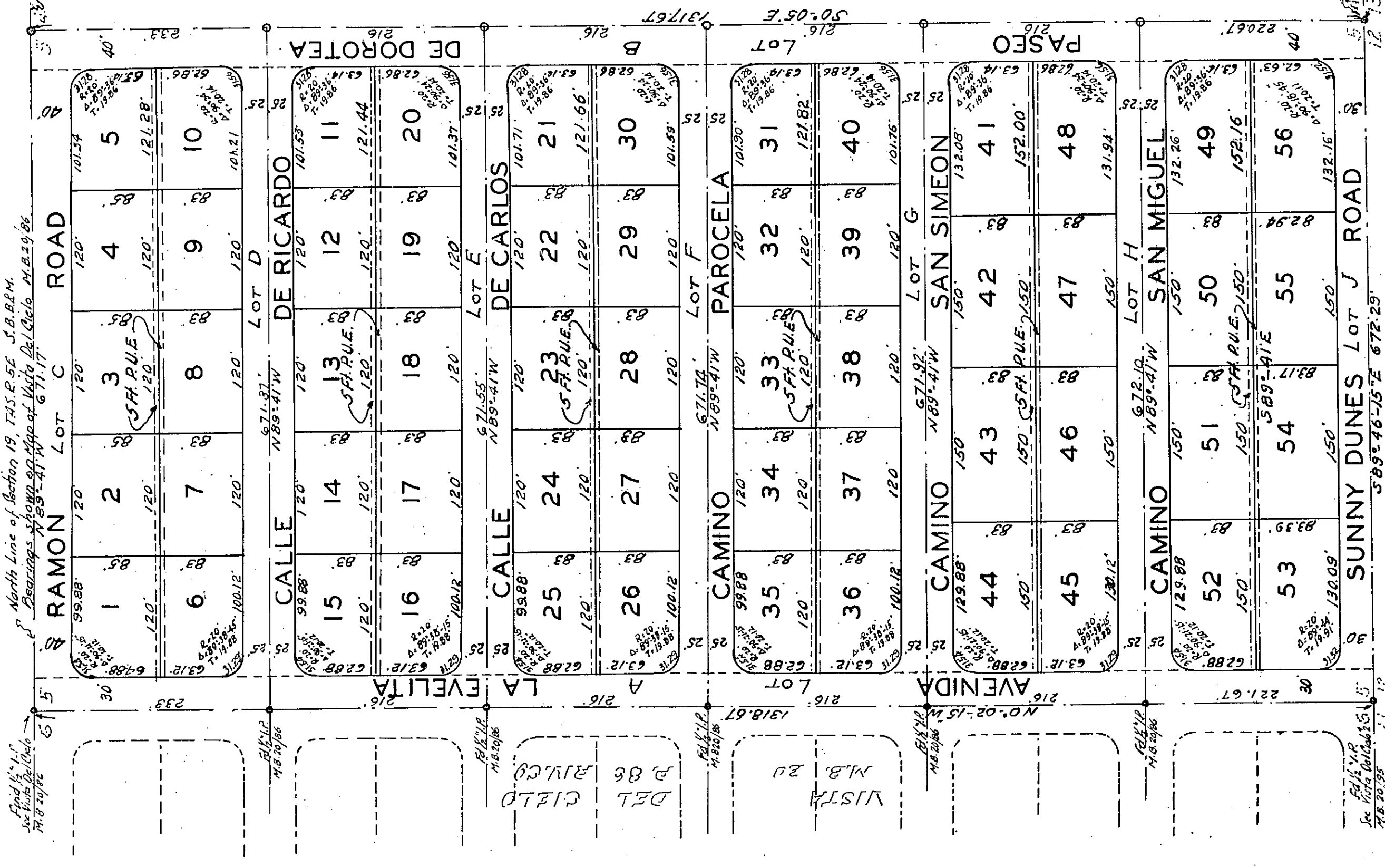
NOTE: Bearings are based on the centerline of Sunny Dunes Road as shown on map of Vista Del Cielo on file in Mapbook 20 Page 86 Kithridge County Records  
as indicated by 1/2" iron pipe monuments set at street intersections  
2"x2" stakes, pointed white set of all lot corners

SW 1/4 Sec 19  
T4S, R5E, SBB&M  
Map 20/95

21/55

CB7 MB21/55

North Line of Section 19 T.4S.R.5E. S.B.29.8E. Bearings shown on Map of Vista Del Cielo M.B.29.8E. See Map of Vista Del Cielo M.B.29.8E. 671.17'



North Line of Section 19 T.4S.R.5E. S.B.29.8E. Bearings shown on Map of Vista Del Cielo M.B.29.8E. See Map of Vista Del Cielo M.B.29.8E. 671.17'

See Map of Vista Del Cielo M.B.29.8E. 671.17'

VISTA DEL CIELO NO.2  
M.B. 20 123.94' 93.43' 811.60'

#3189  
**FILED**  
OCT 21 1946  
COUNTY RECORDER  
2:15 P.M.  
\$5.00

# VISTA DEL CIELO NO.3

A SUBDIVISION OF LOT 5 SECTION 19 T.4S, R.5E. S.B.B.&M. AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS, ON FILE IN MAP BOOK 14, PAGE 652. SAN DIEGO COUNTY CALIFORNIA RECORDS.

G K SANBORN  
SCALE 1" = 100'  
LICENSED LAND SURVEYOR  
JUNE 1946.

We hereby certify that we are the owners or have interest in the land included within the subdivision shown upon the annexed map consisting of this one sheet, that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making and filing of this map and subdivision shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the 5th Public Utility Easements shown on the map as 5th PUE. In Witness Whereof we hereunto set our hand this 18th day of October 1946.

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

William R. Wright  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

Charles J. Matthews  
Charles H. Wright  
Harold O. Throat  
Marion H. Matthews

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council at its regular meeting held on the 18th day of October, 1946, duly approved the within annexed map of Vista Del Cielo No. 3, and accepted on behalf of the public, as dedicated to public use, Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the 5th Public Utility Easements shown on the map as 5th PUE. In Witness Whereof, I hereunto set my hand and affix the official seal of the City of Palm Springs this 11th day of October 1946.

Louise McCann  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 18th day of October 1946.

Robert J. Davis  
Secretary, Palm Springs City Planning Commission

I hereby certify that I have examined the within map, that the subdivision thereon is substantially the same as it appeared on the tentative map or approved alteration thereof, that all provisions of the State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

J. J. Davis  
City Engineer

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County or Municipal taxes or special assessments collected by the City of Palm Springs, except taxes now due but not yet payable, which are estimated to be \$1,200.00.

R. T. Hicks  
County Auditor, Riverside County  
Dated this 19th day of October 1946

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of one (1) sheet correctly represents a survey made under my supervision in June, 1946, that all monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be retraced.

Edna Paulsen  
Licensed Land Surveyor No. 2344

I hereby certify that a band in the sum of \$1,200.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal local and all special assessments assessed as taxes, which, at the time of filing this map with the County Recorder, are a lien against the property, but not yet payable, that said band has been duly approved by the Board of Supervisors. Given A. Requena, County Clerk and ex-officio Clerk of the Board of Supervisors. County of Riverside, State of California. Dated this 12th day of October 1946.

A. Requena  
County Clerk and ex-officio Clerk of the Board of Supervisors

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 18th day of October 1946 before me, Barth M. Gable, a Notary Public in and for the County of Riverside, State of California, personally appeared J. E. Kullian and James J. Kullian known to me to be the Vice President and Secretary of the Bank of America, National Trust and Savings Association, a corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Witness my hand and seal the day and year in this certificate first above written.

Barth M. Gable  
Notary Public in and for the County of Riverside, State of California.  
My Commission Expires July 18, 1949

Barth M. Gable  
Notary Public in and for the County of Riverside, State of California.  
My Commission Expires July 18, 1949

Barth M. Gable  
Notary Public in and for the County of Riverside, State of California.  
My Commission Expires July 18, 1949

Barth M. Gable  
Notary Public in and for the County of Riverside, State of California.  
My Commission Expires July 18, 1949

NOTE: Bearings are based on the center line of Ramon Road which is identical with the North line of Sec. 19 T.4S. R.5E. S.B.B.&M. • indicates 1/2" iron pipe monument found. • indicates 1/2" iron pipe monuments set 212 X 16" stakes painted white set at all lot corners.

<b>NAME</b>	Tahquitz River Estates	Map # 35
<b>DATE</b>	1947	
<b>DEVELOPER</b>	Paul Trousdale	
<b>BOUNDARY</b>	Sunny Dunes Road on the north, Calle Palos Fierro on the west, Mesquite Avenue on the south, and Sunrise Way on the east.	
<b>ARCHITECT</b>	Allen G. Siple and Stephen A. Stepanian, architects; Edward Huntsman-Trout, landscape architect	
<b>DEVELOPMENT HISTORY</b>	<p>In response to the need for postwar housing, well-known developer Paul Trousdale teamed up with Pearl McCallum McManus on a Palm Springs development. In a 1948 interview, McManus remembered, “When I built the Oasis Hotel I had dreams of a project like Trousdale’s...Frank [sic] Lloyd Wright had drawn plans...very modern.”<sup>91</sup> As previously discussed, these plans never came to fruition; however, McManus clearly saw in Trousdale a man of similar vision. By this time, Trousdale had already built over 1,700 tract homes in Southern California. At the time, Tahquitz River Estates was the largest and most ambitious standardized tract housing development that had been attempted in Palm Springs; it was also the first large postwar development of tract homes by a major developer.</p> <p>In 1947, Trousdale subdivided the land into 213 one-hundred-foot wide parcels averaging 10,000 square feet each. In 1948, he added another forty-nine parcels to the far western end of the subdivision in a second unit. “Outdoor living” was promoted including patios, and mountain and garden vistas. Another featured amenity was the location adjacent to schools and shopping centers.<sup>92</sup> The fact that they were architect-designed homes also featured prominently in the marketing materials.</p> <p>The first part of the project was to construct the Tahquitz Creek Channel storm drain, which divided the development from east to west. On September 22, 1947 the first earthmovers appeared and the \$100,000 flood channel project began. Pearl and Austin McManus were photographed on the earthmover and the picture appeared on the front page of the next day’s <i>Desert Sun</i>.<sup>93</sup> At some point, the McManuses sold their interests in the project to Trousdale.<sup>94</sup></p> <p>Trousdale engaged architects Allen G. Siple and Stephen A. Stepanian to design eight models with two- and three-bedroom floor plans. Edward Huntsman-Trout, a frequent collaborator with Trousdale, was brought on as landscape architect.<sup>95</sup> Each house was completely landscaped, and owners had the choice of including a pool designed by Huntsman-Trout. According to the <i>Desert Sun</i> and the sales brochure, “the models were designed so that each home would be situated on the lot in such a way that it allowed for complete privacy while enjoying the pool.”<sup>96</sup></p>	

<sup>91</sup> Interview of Pearl McManus To Melba Bennett, April 26, 1948, Clippings Files, Palm Springs Historical Society.

<sup>92</sup> Display Ad 66, *Los Angeles Times*, January 18, 1948, F14.

<sup>93</sup> Renee Brown, “Palm Springs History: Homes Bloomed Along Tahquitz Wash,” *Desert Sun*, September 11, 2014.

<sup>94</sup> The reason for the McManus selling their interest in the development is unknown.

<sup>95</sup> Finding aid to the Edward Huntsman-Trout papers, UCLA Special Collections, <http://www.oac.cdlib.org/view?docId=tf1x0nb0cp&developer=local&style=oac4&s=1&query=%22palm+Springs%22&x=16&y=12&servlet=view>

<sup>96</sup> Renee Brown, “Palm Springs History: Homes Bloomed Along Tahquitz Wash,” *Desert Sun*, September 11, 2014.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP



	<p>Eight different floor plans were created for the two-bedroom, two bathroom models and two floor plans for the three-bedroom, two bathroom homes. Each plan makes the most of its outdoor space by featuring large lanais and/or porches with large expanses of glass to the backyards and the desert vistas beyond. Breezeways were also common features on these plans, "...a fashionable, convenient addition nearly doubles the size appearance of your home." Each model also featured a large fireplace.</p> <p>As described in the sales brochure, eighteen different exterior designs created "a unique and personalized pattern of deliquescent charm."<sup>97</sup> Variety in tract home styles within a subdivision was a reaction to the Levittown model of postwar America that were decried for their relentless cookie-cutter streetscapes. Renderings from the sales brochure for Tahquitz River Estates show the design of the houses to be Contemporary Ranch-style with restrained facades of stucco, Tropic-Kolor cement block, and vertical wood siding. The houses featured steel reinforced concrete slabs and heat reflecting roofs. As described by Allen G. Siple's sponsor for AIA Fellowship, noted architect A. Quincy Jones, "the houses of masonry and heavy timber in the planned community of Tahquitz River Estates provide[d] comfortable living in the desert with an unusually high degree of protection against the hot, windy days and cold, windy nights."<sup>98</sup> The sales brochure went a step further claiming that the houses were designed to be "earthquake proof."<sup>99</sup> While the supporting evidence for this claim remains a mystery, Siple's ongoing interest in building science and seismic protection are consistent with this idea. Lots in Tahquitz River Estates were landscaped with native desert plants including athel tamarisks, cottonwoods, and palms.<sup>100</sup></p> <p>By March of 1948, half of the first unit of 72 homes had been sold.<sup>101</sup> By August, the first unit was completely sold out. In 1949, two new model homes were added. The subdivision received national acclaim when the March 1950 issue of <i>House Beautiful</i> featured a Tahquitz River Estates model home.</p> <p>A 1949 <i>Los Angeles Times</i> ad for Trousdale and Associates featured the Palm Springs development of Tahquitz Canyon Estates with a valuation at \$1,500,000, which was the second smallest of the organization's holdings. Trousdale would later embark on two of his best-known developments: Baldwin Hills Estates in Los Angeles and Trousdale Estates in Beverly Hills. By the end of 1949, Trousdale's involvement with the subdivision appears to have waned. In November of 1949, Henry S. Reid, Russell Wade, and Walter Morrison formed a company to construct FHA-qualifying residences for returning GIs on the north side of the channel in Tahquitz River Estates.<sup>102</sup> Morrison, a seasoned San Fernando Valley contractor partnered with local doctor Reid on the project. Another developer, Carl Bohne, completely took over the project from Trousdale by April of 1950.<sup>103</sup></p>
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<sup>97</sup> "Tahquitz River Estates Sales Brochure," Private Collection.

<sup>98</sup> "Allen G. Siple, Fellowship Nomination Form," August 29, 1962.

<sup>99</sup> Tahquitz River Estates" Sales Brochure, Private Collection.

<sup>100</sup> Tahquitz River Estates" Sales Brochure, Private Collection.

<sup>101</sup> "Real Estate: Program Costing Nears Completion," *Los Angeles Times*, March 7, 1948, 23.

<sup>102</sup> "New Company Organizes for Building Campaign Here," *Desert Sun*, November 11, 1949.

<sup>103</sup> "Bohne Request Again Denied," *Desert Sun*, April 14, 1950.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

22/69

SHEET NO. 1 OF 3 SHEETS

FILED

NOV 20 1947  
 No. 1112 at 2:30 P. M.  
 Jack A. Ross  
 by Charles F. Smith  
 Fee \$ 5.00  
 Filed by Riverside Title Co.

## TAHQUITZ RIVER ESTATES

BEING A SUBDIVISION OF A PORTION OF LOT 16 AND ALL OF LOTS 17, 18,  
 19 AND 20, SECTION 23 OF PALM VALLEY COLONY LANDS, AS RECORDED  
 IN MAP BOOK 14, PAGE 652, RECORDS OF SAN DIEGO COUNTY, CALIF.

PALM SPRINGS, RIVERSIDE COUNTY, CALIF

G.K. SANBORN  
 AUGUST 1947

LICENSED LAND SURVEYOR  
 SCALE 1"=100'

We hereby certify that we are the owners of the real property included in the subdivision shown on the annexed map consisting of three (3) sheets, that we are the only persons whose interests are necessary to pass a title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use, for street purposes, Lots A to X inclusive; for construction and maintenance of all public utilities, the street easements shown by dotted lines and designated as "P.U.E." We also offer for dedication to public use, for street purposes, Lots A to X inclusive.

*John M. McManis*  
*John M. McManis*

I hereby certify that this final map has been duly approved by the City Planning Commission of the City of Palm Springs, State of California, in accordance with requirements of law, at its regular meeting held August 19, 1947.

*Halbach*  
 Secretary  
 City Planning Commission  
 City of Palm Springs

I hereby certify that a bond in the sum of \$100.00 has been filed with and accepted by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected on taxes which are the basis of this annexed map with the County Treasurer which run against the property but not yet payable and said bond has been duly approved by said Board of Supervisors.

By *McRae*  
 Deputy

GORDON A. REQUEENAT  
 County Clerk and ex-officio Clerk  
 of the Board of Supervisors

I, LOUISE McCANN, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 5 day of November, 1947, duly approved the within map and accepted on behalf of the public, Lots A to X inclusive and the 5 foot Public Utility Easements as dedicated to public use. Lots A, B, C, D, E and F are hereby dedicated to public use.

*Louise McCann*  
 City Clerk and ex-officio Clerk of the  
 City Council of the City of Palm Springs

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as that appeared on the tentative map or approved application thereon; that all provisions of law and all requirements of the Commission have been complied with, and I am satisfied that said map is technically correct.

*George M. Montano* R.E. 6720  
 City Engineer

STATE OF CALIFORNIA } S.S.  
 COUNTY OF RIVERSIDE }  
 On this 15th day of August 1947 before me, *James R. Johnson*, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared *John M. McManis* and *John M. McManis*, known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

*James R. Johnson*  
 Notary Public in and for the County of  
 Riverside, State of California.  
 My Commission Expires  
 Sept. 15, 1950.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County or Municipal taxes or special assessments collected or due, except such as are indicated by dotted lines, which are designated as "P.U.E." and are hereby dedicated to public use.

*R. J. Riddle*  
 County Auditor  
 Riverside County, California

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of three (3) sheets, correctly represents a survey made under my supervision, in July and August 1947, that all measurements shown thereon are correct and their positions are correctly shown and are sufficient to enable the survey to be readily located.

*John A. Riddle*  
 Licensed Land Surveyor No. 1344

NOTE: Bearings are derived from the North line of San Juan Estates M.B. 2143, Riverside County Records, and are true courses. Denotes 1/4 30' iron pipes set in below surface (detailed L.S. 2244) 22 1/4' Redwood stakes painted white, set at all corners.

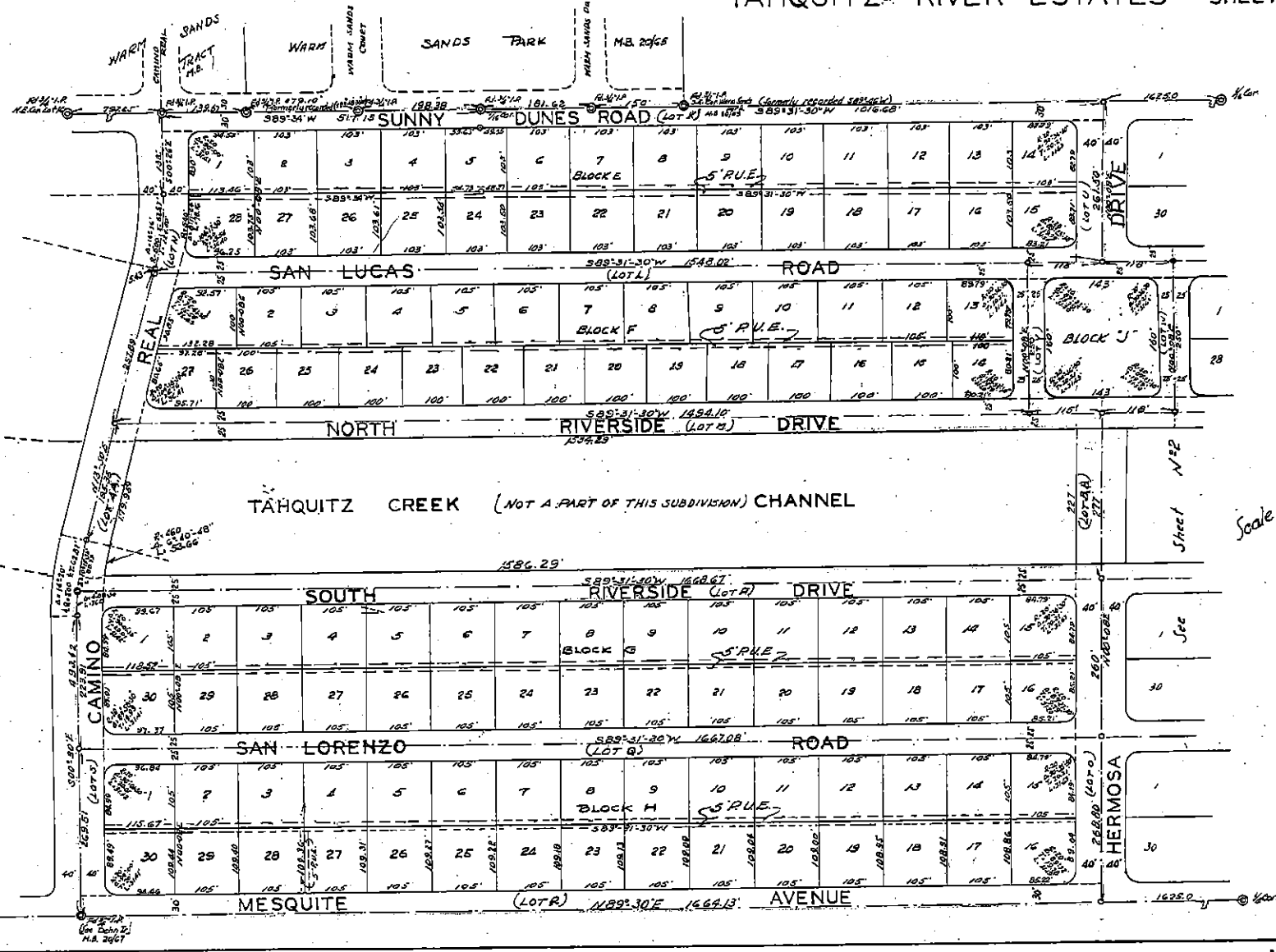
Book 1167

MB 22/69



22/71

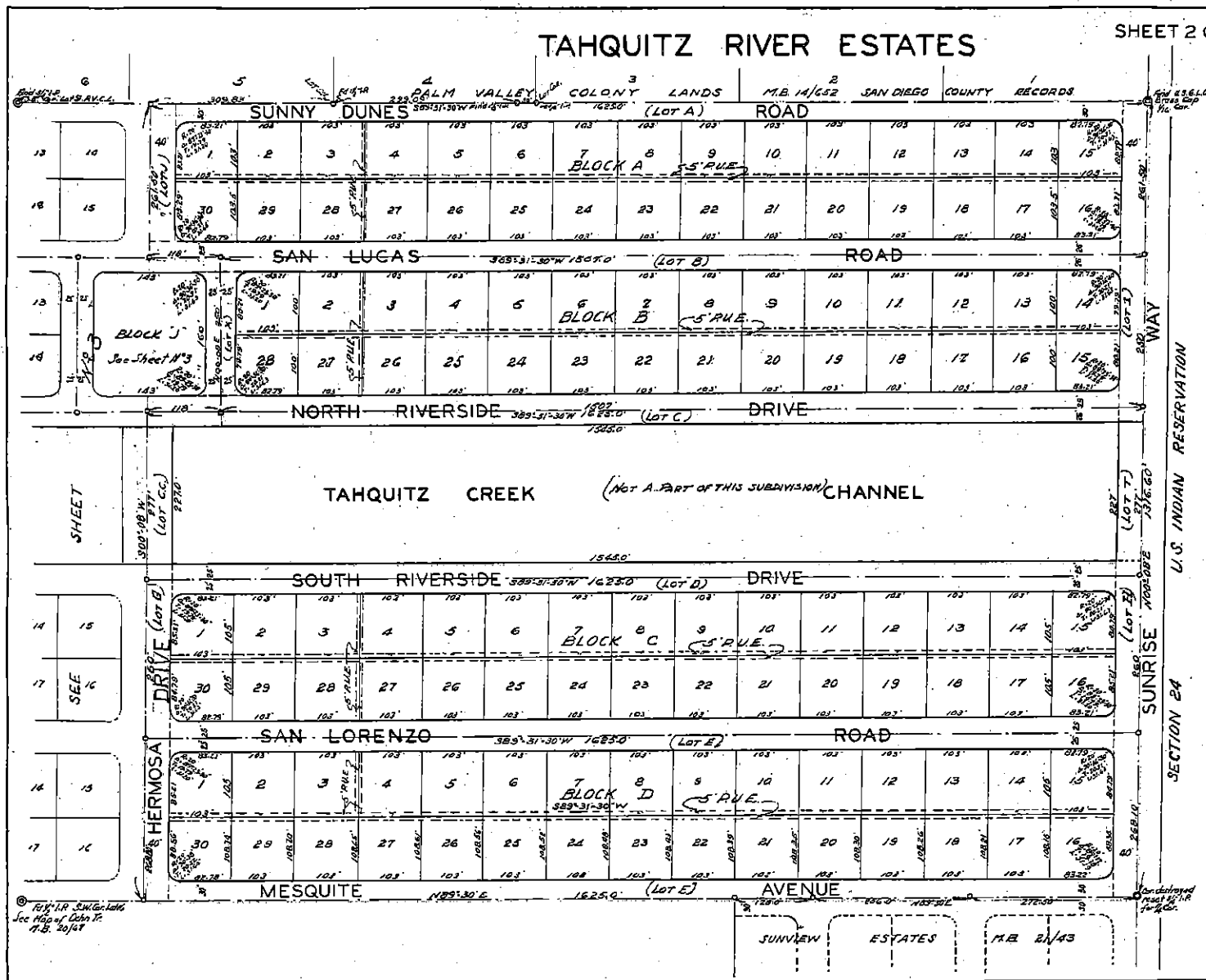
# TAHQUITZ RIVER ESTATES SHEET NO.3



Scale 1"=100'

MB 22/71

27/70



<b>NAME</b>	Val Vista	Map # 36
<b>DATE</b>	1947	
<b>DEVELOPER</b>		
<b>BOUNDARY</b>	Ramon Road to the north, Sunny Dunes Road to the south, Paseo Dorotea to the east, and Avenida Evelita to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>The largest of the developments from the 1940s were found in what would colloquially become known as “The Veterans’ Tract” – the area located south of the airport and east of Farrell Drive north of Demuth Park.<sup>104</sup> The Veterans Tract area was actually composed of several tracts. Among them the 96-parcel Desert Tract (1946), the 200-parcel Vista Del Cielo Tract (1946), and the 54-parcel Val Vista Tract (1947). Developers involved in these ventures saw potential in the traditionally less desirable real estate on the eastern side of town.<sup>105</sup> These parcels were more exposed to the wind and the elements than the areas sheltered by the mountains. One of the investors in Val Vista was John W. Williams, a long-time resident/developer who owned the pre-war Mira Monte Apartments (demolished) and also invested in the nearby Vista Del Cielo tract.</p>	

<sup>104</sup> There is no actual “Veteran’s Tract” as subdivided with Riverside County. The colloquial reference takes its name from the burst of new development in the area among several tracts that were designed to cater to the needs of returning GIs.

<sup>105</sup> This area was near the town dump at Ramon Road and Gene Autry Trail.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP







<b>NAME</b>	Venable Tract	Map # 37
<b>DATE</b>	1947	
<b>DEVELOPER</b>	Reginald and Fay Bainter Venable	
<b>BOUNDARY</b>	Mesquite Road to the north, Morongo to the South, Via Grande Boulevard (present-day S. Camino Real) to the east, and the Palos Verdes Tract to the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Proving that post-war real estate development in Palm Springs was not just for the professional developers, the 35-parcel Venable Tract was subdivided in February of 1947 by Commander Reginald Venable and his wife, actress Fay Bainter Venable (1893-1968). It is located adjacent to the prewar Palos Verdes Tract (1929).</p> <p>The Venable Tract was marketed from the beginning using Bainter's association with Hollywood. The three-time Academy Award nominee won Best Supporting Actress for "Jezebel" in 1938. "This tract is owned and being developed by a famous stage and screen star," reads an early advertisement for the tract in the <i>Palm Springs Villager</i>.<sup>106</sup> During the 1940s and 1950s, Bainter worked extensively in television theatre including <i>Lux Video Theater</i> (1950-55), <i>Robert Montgomery Presents</i> (1952-55), and <i>Kraft Theater</i> (1956). She received her final Academy Award nomination for <i>The Children's Hour</i> (1961).</p> <p>The Venable Tract boasted large lot sizes of 120 x135 feet and its prime location "...adjoining the new Biltmore Hotel property, Deep Well Guest ranch...and the new Cahuilla School"<sup>107</sup> in the "close-in South"<sup>108</sup> were key selling points. Lots were offered for custom home development or speculation. According to ads in the <i>Villager</i>, sales and improvement of the lots were slow. The hefty price tag of \$3,250 may have been a factor. In 1948, Bainter built a "beautiful model house" at 679 Palo Verde Avenue<sup>109</sup> to draw interest in the property with the promise that "several new houses are planned for the fall."<sup>110</sup> In 1953, real estate ads suggested lots were still available for speculative builders.<sup>111</sup></p> <p>Before turning to real estate, U.S. Navy Lieutenant Commander Reginald Venable (1890-1964) enjoyed an illustrious military career.</p>	

<sup>106</sup> "Palm Springs for Solid Real Estate Values in 1948 as in the Past," *Palm Springs Villager*, December 1947, 21.

<sup>107</sup> "Muriel E. Fulton Ad," *Palm Springs Villager*, September 1947, 22.

<sup>108</sup> "Palm Springs for Solid Real Estate Values in 1948 as in the Past," *Palm Springs Villager*, December 1947, 21.

<sup>109</sup> *Palm Springs City Directory*, 1948-49.

<sup>110</sup> "Muriel E. Fulton Ad," *Palm Springs Villager*, September 1947, 22.

<sup>111</sup> "Foster Features Ad," *Palm Springs Villager*, June 1953, 3.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

NOT PART OF THE TRACT

21/93

2521

# VENABLE TRACT

Being an amended map of the DEHN TRACT, Recorded in M.B. 20, Pg. 67, Records of Riverside County, a Subdivision of a portion of Lot 30, Section 23 of Palm Valley Colony Lands, as recorded in Map Book 14, Page 652, Records of San Diego County, California

Dec. 1946

J. F. DAVIDSON  
Civil Engineer

Scale: 1"=100'

FILED

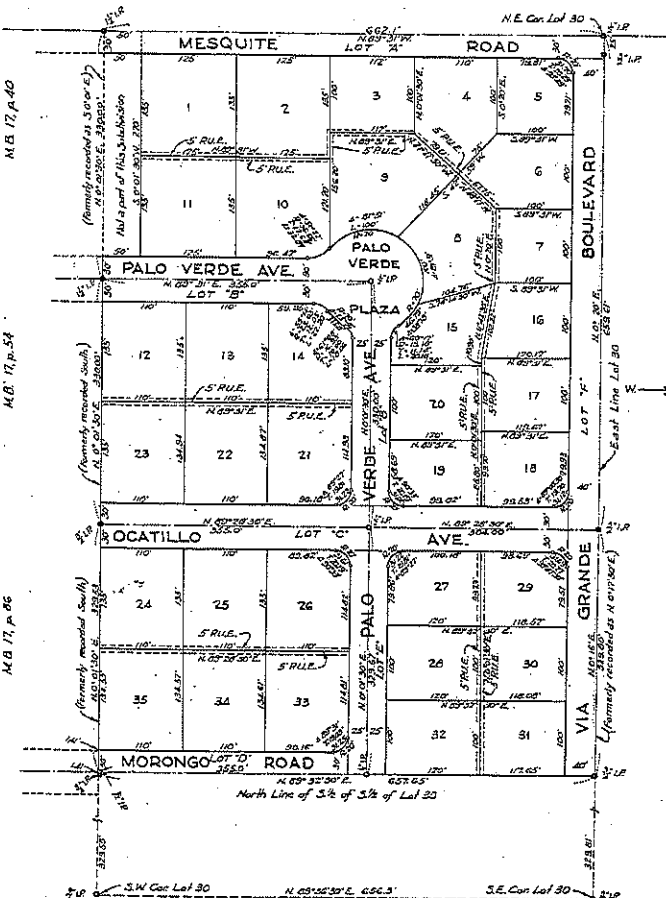
FEB. 21, 1947

Jack A. Reiss  
D. R. O. R. O.  
Filed 9:30 A.M.  
By: Riverside T.H.C.

PALOS VERDES TRACT NO. 1  
M.B. 17, P. 40

PALOS VERDES TRACT NO. 2  
M.B. 17, P. 54

PALOS VERDES TRACT NO. 3  
M.B. 17, P. 66



We hereby certify that we are the owners of, or interested in, the land included within the subdivision shown on the annexed map, consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making of said map and subdivision as shown within the color ad border line, and we hereby offer for dedication to public use for street purposes, Lots A to F, inclusive; and for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5' R.U.E."

MONTANA CONSTRUCTION CO., a Corp.

by Montana Construction Co.  
President  
by John B. Bainter  
Secretary

STATE OF CALIFORNIA) S.S.  
COUNTY OF RIVERSIDE)  
On this 11th day of January, 1947, before me, James L. Johnson, a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared Montana Construction Co. known to me to be the President and Secretary, respectively, of the Montana Construction Co., the Corporation that executed the within instrument, and known to me to be the persons who executed it on behalf of said Corporation, and they acknowledged to me that such Corporation executed the same. In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires January 15, 1952  
Notary Public in and for the County of Riverside, State of California.

I hereby certify that I have examined the within map; that the subdivision shown hereon is identical with the "Dehn Tract" as shown in Map Book 23, page 67, Riverside County Records; that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

by J. F. Davidson  
City Engineer  
City of Palm Springs, California

ENGINEER'S NOTE:  
Bearings derived from Palos Verde Tract No. 2, as recorded in Map Book 17, page 54, Riverside County Records.  
2"x2" Red cedar stakes set at each lot corner or curve point.  
Iron Pipe monuments found are shown thus: (C) (Cape note)  
1/4"x3/4" galv. iron Pipe monuments set are shown thus: (O)

I hereby certify that this final map has been duly approved by the City Planning Commission of the City of Palm Springs, State of California, in accordance with requirements of law of its regular meeting held January 22nd, 1947.

by Ray T. Hicks  
Secretary  
City Planning Commission  
City of Palm Springs.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said Council did, at its regular meeting held on the 15th day of February, 1947, duly approve the within map and accepted on behalf of the public, Lots A, B, C, D, E, and F, and the 5 foot Public Utility Easements, as dedicated to public use.

by Louise McCann  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes. Dated this 20th day of Feb. 1947.

by Ray T. Hicks  
County Auditor  
by M. J. Lingard  
County

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of one (1) sheet correctly represents a copy of the DEHN Tract, as recorded in Map Book 20, Page 67, Records of Riverside County, California, is being filed for the sole purpose of changing the name of DEHN TRACT to VENABLE TRACT.

by J. F. Davidson  
Registered Civil Engineer No. 652

BOOK 8

CBBMB 21/93

<b>NAME</b>	Lilliana Gardens	Map # 38
<b>DATE</b>	1948	
<b>DEVELOPER</b>	Sam Martin and Lillian Zalud	
<b>BOUNDARY</b>	Sixteen parcels around Lilliana Drive.	
<b>ARCHITECT</b>	William F. Cody	
<b>DEVELOPMENT HISTORY</b>	<p>In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel.<sup>112</sup> In April of 1951, the model house was open for viewing and additional houses were under construction;<sup>113</sup> the model house was located at 250 Lilliana Drive.<sup>114</sup> According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler &amp; Harrison (the firm of Donald Wexler and Richard Harrison): 210 and 231 Lilliana Drive, for local contractor Joe Pauling [sic] in 1954.<sup>115</sup> Wexler &amp; Harrison both worked in Cody's office prior to forming their own firm.</p>	

<sup>112</sup> "Display Ad 37," *Los Angeles Times*, May 23, 1951, B3.

<sup>113</sup> "Ad for Lillian Gardens," *Palm Springs Villager*, March 1951, 37.

<sup>114</sup> Riverside County Land Information website lists the construction date for this house as 1952, although documentation shows it was open for visitation in 1951.

<sup>115</sup> Possibly the same person as Joe Pawling the designer?

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Local or Municipal taxes or special assessments collected or rates, except taxes and special assessments now a lien but not yet payable, which are estimated to be \$255.00. R. T. Nichols, Auditor.

Dated July 30, 1948

m. g. P. Smith, Deputy  
County Auditor Riverside County

I hereby certify that a bond in the sum of \$255.00 has been executed and filed with the Board of Supervisors of the County of Riverside conditioned upon the payment of all taxes, State, County, Municipal or Local and all special assessments collected or rates, which at the time of the filing of the annexed map with the County Auditor are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 2nd day of August 1948

By Gordon A. Pequegnat  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
Riverside County, California

FILED

AUG 6 1948

JACK A. ROSS

County Recorder

11:00 PM

RIVERSIDE TITLE COMPANY

# LILLIANA GARDENS

A SUBDIVISION OF LOTS 1 & 72 OF PALM CANYON  
MESA TRACT NO. 2 AS SHOWN ON A MAP ON  
FILE IN MAP BOOK 16, PAGES 41 & 42, RIVERSIDE  
COUNTY, CALIFORNIA RECORDS  
G.K. SANBORN LICENSED LAND SURVEYOR  
FEBRUARY 1948 SCALE 1"=60'

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map, that we are the only persons whose consent is necessary to pass a clear title to said land, that we hereby consent to the making and filing of this map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to F inclusive and also offer for dedication to public use for construction and maintenance of public utilities the 5-foot Public Utility easement shown on the map as 5' P.U.E.

William J. Gaudin  
Gordon A. Pequegnat

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 1st day of March 1948 before me, the undersigned, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn personally appeared William J. Gaudin and Gordon A. Pequegnat, known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Frederic C. Johnson  
Notary Public in and for the County of  
Riverside, State of California

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of June 1948.

Harold O. Prosser  
Secretary, Palm Springs City Planning Commission

I, Louise McCom, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that said City Council, at its regular meeting held on the 30th day of June 1948, duly approved the annexed map of Lilliana Gardens and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to F inclusive and the 5-foot Public Utility easement.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the City of Palm Springs this 1st day of July 1948.

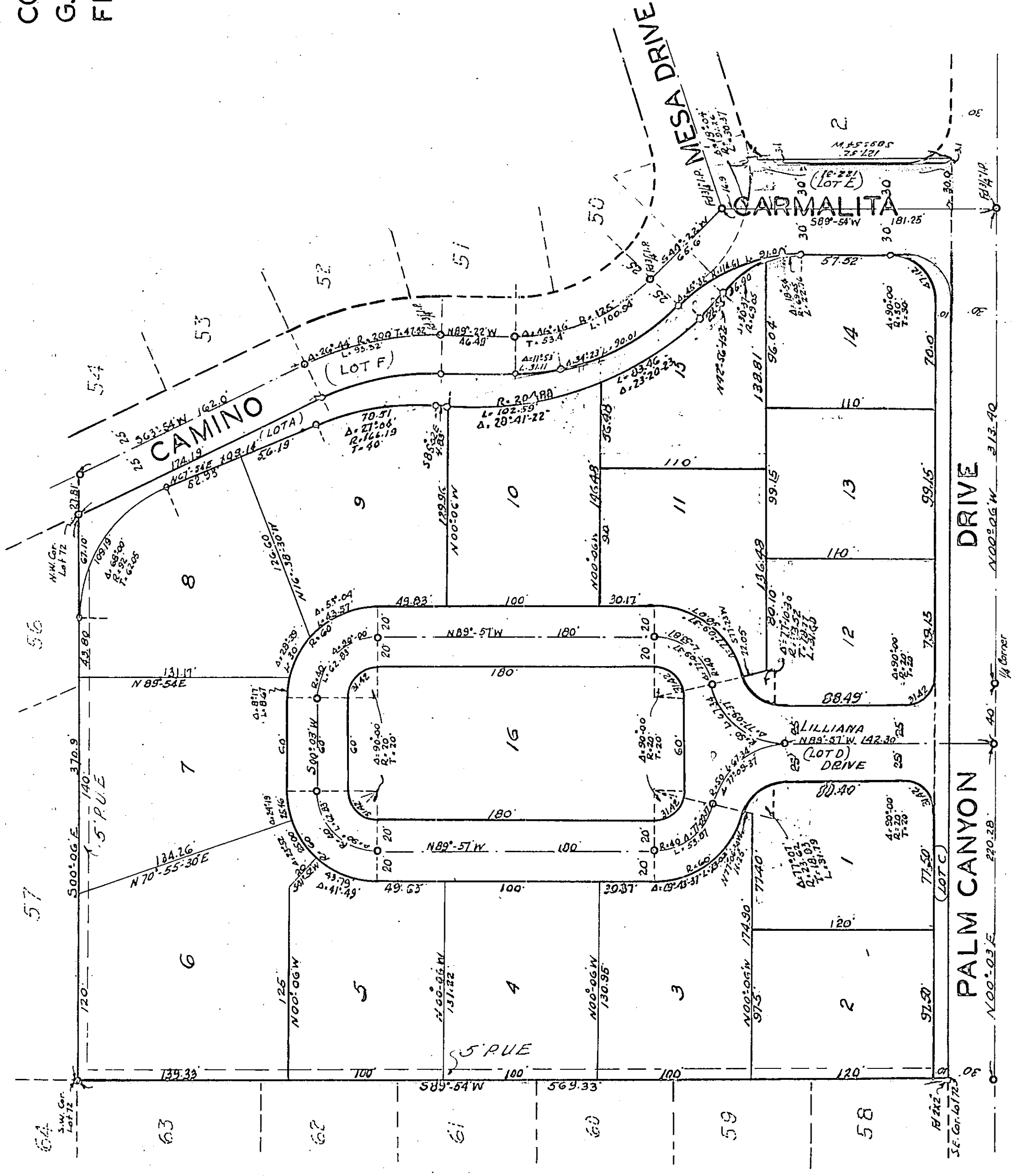
Louise McCom  
City Clerk and ex-officio Clerk of the City Council  
of the City of Palm Springs, California

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alteration thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during February 1948; that all the monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be readily retraced.

W. J. Gaudin  
Licensed Land Surveyor No. 2344

NOTE: Bearings are derived from the center line of Palm Canyon Drive as shown on map of Palm Canyon Mesa Tract No. 2, M.B. 16, Page 41 & 42. 0 denotes 1/2" x 3/8" iron pipe set. 2" x 2" x 16' Redwood stakes set at all corners.



Book No. 7

M.B. 23/8

<b>NAME</b>	Bel Vista Tract	Map # 39
<b>DATE</b>	c. 1950	
<b>DEVELOPER</b>	Jack Meiselman	
<b>BOUNDARY</b>	Chia Road to the north, Tachevah Dr to the south, Sunrise Way to the east, and Paseo de Anza to the west.	
<b>ARCHITECT</b>	Donald B. Van Kamp	
<b>DEVELOPMENT HISTORY</b>	During the 1950s, Meiselman worked with Rancho Mirage-based designer Donald B. Van Kamp on the design of several homes for a cluster of parcels within the Bel Vista tract. <sup>116</sup> These very simplified and plain modern homes were noted for their plain elevations and overlapping roof plates at the highpoint of the gable. <sup>117</sup>	

<sup>116</sup> "William F. Cody Papers, 1918-1980," Special Collections Department, Robert E. Kennedy Library, California Polytechnic State University, San Luis Obispo.

<sup>117</sup> A single sheet from these plans was located in a William F. Cody project for the Desert Palms Estates homes Cody designed for Meiselman.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP



20/38

# BEL VISTA

## PALM SPRINGS, CALIF.

BEING A SUBDIVISION OF A PORTION OF THE  
EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 11, T.4S. R.4E. S.B. & M.

NOVEMBER 1944  
J.F. DAVIDSON, CIVIL ENGINEER, RIVERSIDE, CALIF.

**FILED**  
JAN 11 1945  
COUNTY CLERK  
By D. G. P. Keene Deputy  
Fee \$45.00  
Filed at 9:30 A.M.

I hereby certify that I am the owner in fee simple absolute of the land included within the subdivision shown upon the annexed map, consisting of this one sheet, that I am the only person whose consent is necessary to pass a clear title to said land; that I hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and I hereby offer for dedication to public use for street purposes the areas designated as Lots A, B, C, D, E, F, G, H, and also offer for dedication to public use for the construction and maintenance of public utilities the 5 foot Public Utility Easements shown on the map as "P.U.E." IN WITNESS WHEREOF, I have hereunto set my hand this 3 day of January, A.D. 1945

Sallie Stevens Nichols

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On this 3 day of January, 1945 before me, F. G. Ingram a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Sallie Stevens Nichols, known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first hereinbefore written.

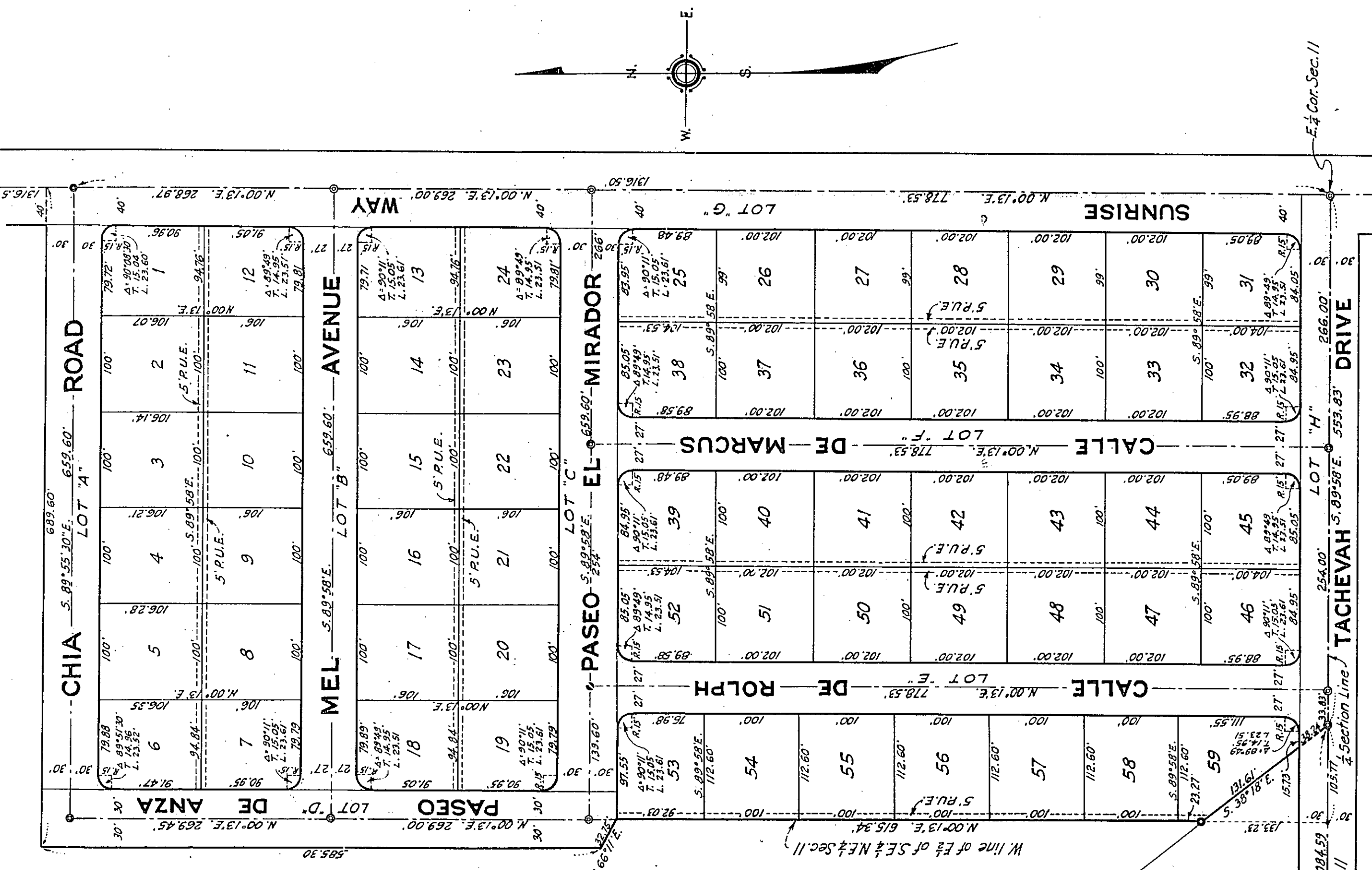
F. G. INGRAM  
Notary Public in and for  
the County of Riverside  
State of California  
My Commission Expires October 1, 1945

I hereby certify that I am a registered Civil Engineer of the State of California that this map correctly represents a survey made under my supervision during November 1944, that all the monuments shown hereon actually exist in the positions shown and are sufficient to enable the survey to be retraced.

J. F. Davidson  
Registered Civil Engineer No. 862.

- NOTE -

Bearings are derived from center-line of Tachevah Drive as shown on Map of "Desert Sands" filed for record Feb. 15, 1935 in Book 18 of Maps, page 74. Monuments consisting of 3" iron pipe 30" long, and marked R.E. 862 are set one foot below ground at each point shown thus: 2"x2"x16" redwood stakes, painted white at all lot corners



This is to certify that the within annexed map was duly approved by the Palm Springs City Planning Commission at its regular meeting held on the 21st day of November 1944.

W. C. Sogot  
Secretary  
Palm Springs City Planning Commission.

I hereby certify that I have examined the within annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

J. F. Davidson  
City Engineer.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council, at its regular meeting held on the 21st day of November, 1944, duly approved the within annexed map of "Bel Vista" and accepted on behalf of the public, as dedicated to public use, lots A, B, C, D, E, F, G and H for street purposes and the 5 ft Public Utility Easements.

Louise McCann  
City Clerk and ex-officio Clerk of  
the City Council of the City of Palm Springs

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County or Municipal taxes or special assessments collected as taxes, dated through the day of January 1945.

R. T. Hicks  
R. T. Hicks, County Auditor of Riverside  
County, State of California.

C. S. NICHOLS

Center of Sec. 11  
Tachevah Drive  
E. & Cor. Sec. 11

<b>NAME</b>	Deep Well Ranch Estates	Map # 40
<b>DATE</b>	1951	
<b>DEVELOPER</b>	William Grant	
<b>BOUNDARY</b>	Mesquite Avenue to the north, the east side of Sagebrush Road to the east, Primavera Drive to the west, and the south side of Deep Well Road to the south with an extension at Palm Tree Drive on the southern end of the development.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Deep Well Ranch Estates (also known as Deep Well Estates, Deep Well Colony Estates, or Deepwell Ranch Estates) had its origins in the Deep Well Ranch and guest ranch.<sup>118</sup> After unsuccessful farming efforts in the early 20<sup>th</sup> century by two previous owners, Henry Parsons (a scientist and authority on rubber) purchased the property in 1926. He drilled a well and found water close to the surface. After drilling further he found water again at 630 feet and the property became known as Deep Well Ranch.</p> <p>In 1928, Pearson sold the Ranch to Charles Doyle who converted an old apricot shed and ranch house to guest accommodations and called it Deep Well Guest Ranch. In 1929, Doyle sold the property to Major and Mrs. Everett and Everett's brother-in-law, Carol Smith. They significantly improved the property when, in 1930, they engaged architect Paul Williams (1894-1980) to design hacienda-type buildings around patios. In the Fall of 1931, Frank and Melba Bennett of Beverly Hills bought the property along with Phil Boyd (local banker and first mayor of Palm Springs) and operated the guest ranch for sixteen years.</p> <p>By 1951, residential subdivisions were beginning to encroach on the land around the Deep Well Guest Ranch and it became clear that there was money to be made in real estate. William Grant, a local builder for the Rancho Royale, Sun View Estates (immediately adjacent to Deep Well Ranch estates just east of Sagebrush Road), and Thunderbird Ranch and Country Club developments, purchased a significant portion of Deep Well Ranch and subdivided it for custom-home development that became Deep Well Ranch Estates.</p> <p>The 231-parcel development was subdivided in ten units between 1951 and 1955. The earliest unit was developed by Grant; however, the subsequent units were developed in conjunction with Harry A. Dart and his wife Gladys M. Dart of Dart Properties. Lots south of Mesquite Avenue were subdivided in 1952, and the majority of the area was subdivided by 1953. In June of 1963, the remaining 22-acre Deep Well Guest Ranch was sold to a Los Angeles syndicate with the intent to make it "an exclusive sportsman's club."<sup>119</sup> In 1969, the former guest ranch property was transformed into condominiums by another developer.</p> <p>According to an article in the <i>Villager</i>, "One enters from the Palm Springs-Indio Highway over a beautiful new divided roadway, landscaped and decorated at the attractive</p>	

<sup>118</sup> The early development of Deep Well as a dude and guest ranch is discussed in the theme "Commercial Development between the Wars (1919-1941)" in the "Palm Springs between the Wars" context.

<sup>119</sup> "Palm Springs Ranch Sold," *Los Angeles Times*, June 16, 1963, N7.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

	<p>entrance.”<sup>120</sup> Grant formed an architectural review committee for Deep Well Ranch Estates that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles.</p> <p>Deep Well Ranch Estates attracted its share of prominent residents and significant architecture. Architect Hugh Kaptur remembers designing several homes in the Deep Well Ranch Estates prior to becoming a licensed architect.<sup>121</sup> Deep Well homes by E. Stewart Williams include the 1958 Theodore Sutter House at 1207 S. Calle De Maria (with interiors by Arthur Elrod); and the Leo Koerner Residence (1955) at 1275 S. Calle Maria.<sup>122</sup> Wexler &amp; Harrison built a residence at 1344 S. Calle De Maria, and the William Bogess House at 1366 S. Calle de Maria (with interiors by Arthur Elrod). Designer and builder A. Belden Crist built his home at 1366 S. Paseo de Marcia (1958), and Michael Black designed a residence at 1430 S. Calle De Maria (1967). Stan Sackley designed several residences in Deep Well, including 1131 S. Driftwood Drive (1955); 1475 S. Paseo De Marcia (1955); and the James M. Hollowell Residence at 1325 Sagebrush Road (1965), which was featured in <i>Playboy</i> magazine as a “Playboy Pad.”</p> <p>Deep Well Ranch Estates tended to attract postwar professionals and newly retired industrialists. Examples include the residences of retired Innes Shoe Corporation executive Nat Burkett, who lived at 1346 S. Paseo de Marcia in 1958; Edward Kadlac, a retired executive from Du Pont Corporation, at 1411 S. Paseo De Marcia; and Abe L. Levin, a retired food executive, who lived at 1076 Deepwell Road in the 1960s. A significant number of local developers, realtors, and contractors lived in the neighborhood as well, including Leo Baker, Paul Keil, Herman C. Newman, and W.G. Hercules. Mr. and Mrs. Roy Fey lived at 1120 S. Calle de Maria. A large number of local hoteliers also resided at Deep Well. Deep Well residences were the focal point of an active social scene in the postwar period – the frequent sites of parties and charity events hosted by the socially prominent wives of Deep Well residents.</p> <p>During the mid-1960s, film comedian Jerry Lewis lived at 1349 Sagebrush Road. In 1967 Oscar-winning actor William Holden established his permanent residence at 1323 S. Driftwood Drive. Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances. Noted television actor/producer Jack Webb lived at 1255 S. Manzanita Avenue next door to his first wife, actress Julie London at 1297 S. Manzanita Avenue.<sup>123</sup></p>
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<b>NAME</b>	Palm Vista Estates	Map # 41
<b>DATE</b>	1953	

<sup>120</sup> Bennett, “Story of Deepwell (sic).”

<sup>121</sup> ModernismWeek.com, <http://www.modernismweek.com/hugh-kaptur-from-mid-century-to-our-century-part-one/> (accessed January 2015).

<sup>122</sup> “Farewell Party Honors Koerners,” *Desert Sun*, April 7, 1955.

<sup>123</sup> Howard Johns, *Palm Springs Confidential* (Barricade Books, Fort Lee, NJ, 2004), 213-216. Other famous residents reportedly include Michael Todd and Elizabeth Taylor at 1315 Manzanita.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

<b>DEVELOPER</b>	Harold Hicks & Associates
<b>BOUNDARY</b>	North side of Stevens Road to the north, South side of Camino Norte to the south, and Via Monte Vista to the west
<b>ARCHITECT</b>	
<b>DEVELOPMENT HISTORY</b>	Another trend in postwar development was investor consortia, such as that for Palm Vista Estates (1953), developed by a consortium of ten owners. Promoted as “wind free half acre sites” Palm Vista Estates played off the reputation of its neighbors Little Tuscany and Las Palmas Estates. <sup>124</sup> In 1956, Howard Lapham designed a speculative residence in Palm Vista Estates at 787 Stevens Road. <sup>125</sup> At the time, it was the only residence in the development after nearly two years of sales

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<sup>124</sup> “Harold Hicks Ad,” *Palm Springs Villager*, April 1954, 11.

<sup>125</sup> “Your Dream of Perfection,” *Palm Springs Villager*, May 1956, 10.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

**City of Palm Springs**

**Citywide Historic Context Statement & Survey Findings**








**HISTORIC RESOURCES GROUP**

## App B - 121



UNIT #10

MISSING UNIT 9

-  UNIT #1
-  UNIT #2
-  UNIT #3
-  UNIT #4
-  UNIT #5
-  UNIT #6
-  UNIT #7



# DEEP WELL RANCH ESTATES UNIT NO.1

**FILED**

OCT 11 1951  
No. 42932 at 11:00 AM  
JACK A. ROSS  
County Clerk  
of Maps, page 652, Records of San Diego County, California.  
Fee \$ 5.00  
Filed by County Clerk

Being a subdivision of a portion of Lot 37 in Section 23 T4S, R4E, S.B.M., as shown by Map of Palm Valley Colony Lands on file in Book 14 of Maps, page 652, Records of San Diego County, California.  
G. K. Sanborn  
Licensed Land Surveyor  
July 1951. Scale 1" = 60'

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A, B and C, and also offer for dedication for the construction and maintenance of public utilities the five foot public utility easements shown on the map enclosed.

William J. (Tom)  
James M. (Janet)

STATE OF California } ss.  
County of Riverside

On this 2nd day of Sept. 1951 before me Frank P. (Tom) a Notary Public in and for said County and State, residing therein, and duly commissioned and sworn, personally appeared James M. (Janet) and William J. (Tom) known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

Frank P. (Tom)  
Notary Public in and for the County  
of Riverside State of California

Thereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments have a lien but not yet payable which are estimated to be \$ 5.00.  
Dated this 4th day of September 1951.

R. T. Nicks  
County Auditor  
By M. M. (Tom) Deputy.

Thereby certify that a bond in the sum of \$ 500.00 has been executed and filed with the Board of Supervisors of Riverside County, and that upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.  
Dated this 5th day of Oct. 1951.

By H. C. (Tom) County Clerk and Ex-Officio  
Deputy. Clerk of the Board of Supervisors

Thereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs, at its regular meeting held on the 24th day of September, 1951.

Harold C. (Tom)  
Secretary, Palm Springs City Planning Commission

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 26th day of September, 1951, duly approved the annexed map of Deep Well Ranch Estates, Unit No. 1, and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A, B and C and the five foot public utility easements.

In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 27th day of October 1951.

Louise McCann  
City Clerk and Ex-Officio Clerk of  
the City Council of the City of Palm  
Springs, State of California

I hereby certify that I have examined the within map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

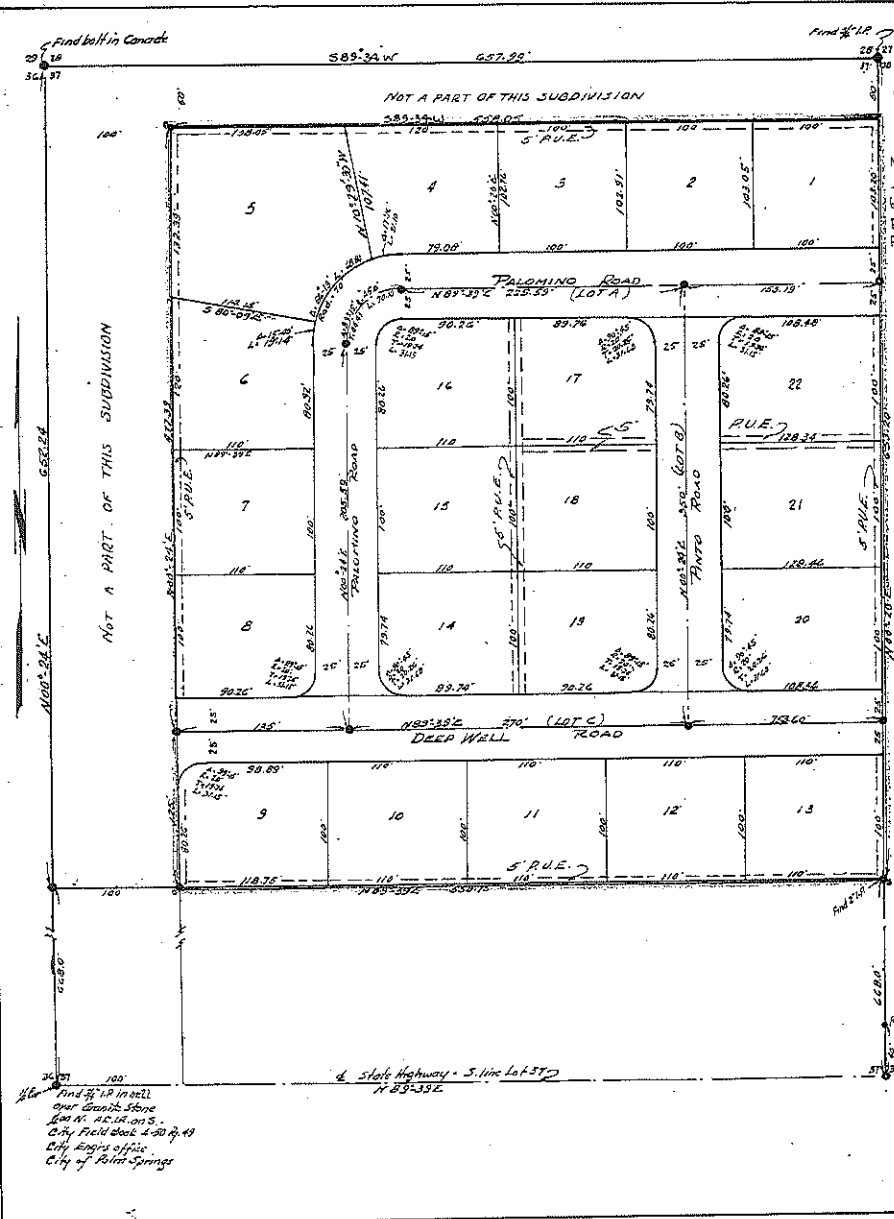
Robert A. (Tom)  
City Engineer  
City of Palm Springs

Thereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during July, 1951; that all monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be readily retraced.

G. K. Sanborn  
Licensed Land Surveyor No. 2344.

Note:

Bearings are derived from the Well Line of Lot 37 as shown on R.S. 25/68 Riverside County Records  
• 1" iron pipes set 1' below surface of ground  
2 1/2" iron stakes painted white and tagged L.S. 2344 set at all lot corners



Book

CB7MB24/87

75/92

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map, for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes.  
 Dated February 6, 1953.

V.M. HYDE

City Collector, Riverside County  
 [Signature] Deputy

# DEEP WELL RANCH ESTATES NO. 2 IN THE CITY OF PALM SPRINGS, CALIF.

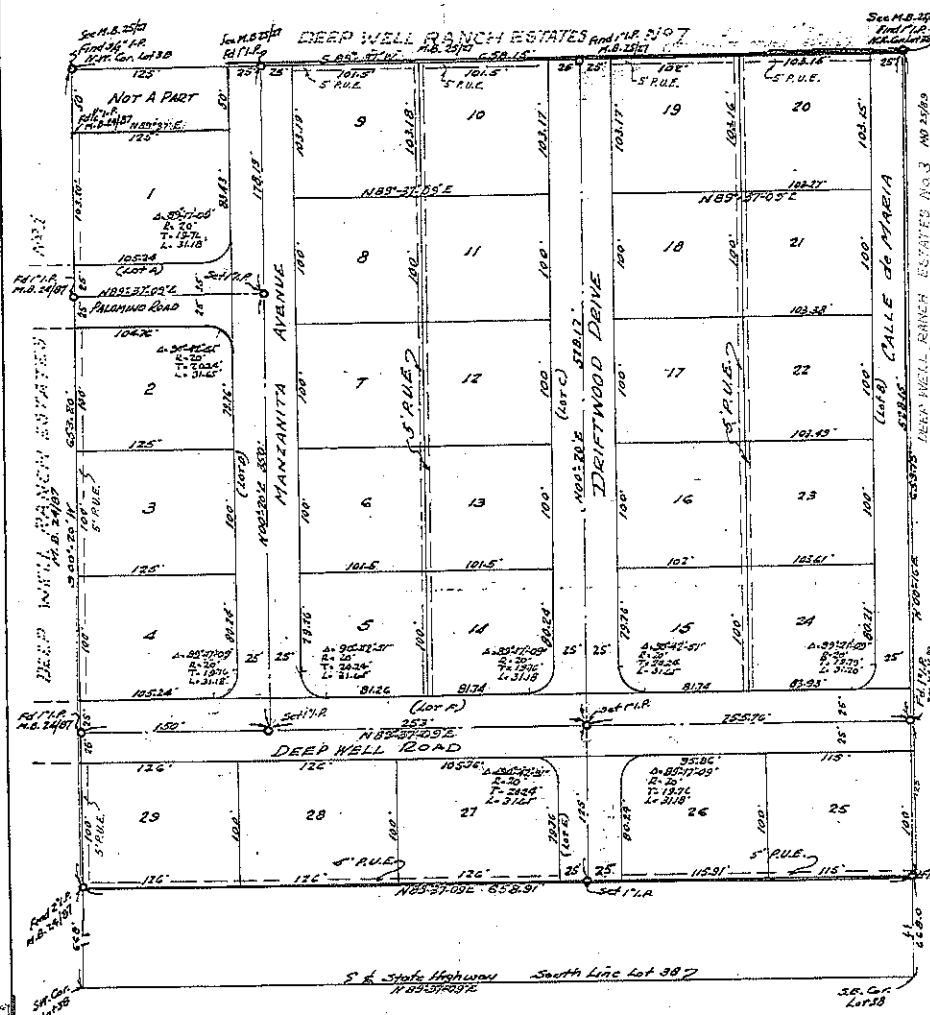
Being a subdivision of a portion of Lot 33, Section 23, T4S, R4E, S&M, of Palm Valley Colony Lands as shown by a map recorded in Map Book 14, Page 652, Records of San Diego County, California.

G.K. Sanborn

Licensed Land Surveyor  
 September 1951 Scale 1"=60'

FILED  
 FEBRUARY 10, 1953  
 No. 5527 of 314 E.M.  
 L.A. 55  
 COUNTY RECORDS  
 by O.G. [Signature]  
 DEPUTY

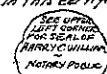
SEE PAGE  
 FILED BY COUNTY CLERK  
 SUSAN G. COE - ATCO.



We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land, and we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A to F inclusive, and also offer for dedication to public use for the construction and maintenance of public utilities the five feet Public Utility Easements shown on the map as 5' P.U.E. DART PROPERTIES, INC. a California Corporation.

Vincent C. Hickson, President  
 DART PROPERTIES, INC.  
 State of California  
 County of Los Angeles

On this 22 day of JANUARY 1953 before me HARRY WILLIAMS a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared VINCENT C. HICKSON and DARWIN NEWSON known to me to be the President and Secretary respectively of Dart Properties, Inc., the corporation whose name is on the annexed map and personally saw the persons who executed the same and affixed my official seal the day and year in this certificate first above mentioned.



Harry Williams  
 Notary Public in and for  
 the State of California, County  
 of Los Angeles.

I hereby certify that we are the owners of or interested in the property shown on the annexed map, consisting of this one sheet, by reason of being Trustees in that certain deed of Trust recorded December 16, 1952 in Book 5524, Page 452 of Official Records of Riverside County, California; and we hereby consent to the making and filing of said map and subdivision as shown within the colored border line BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, Trustee.

STATE OF CALIFORNIA  
 COUNTY OF RIVERSIDE

On this 11 day of February 1953 before me BETTIE M. CHASE a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared L. C. CHASE and R. C. SCHULTZ known to me to be the President and Trustee, respectively of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named herein and acknowledged same that such Association executed the same as Trustees. [Signature] My commission expires July 15, 1953.

I, Louise M. Carr, City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council, at its meeting held on the 21st day of January, 1953 duly approved the within map of Deep Well Ranch Estates No. 2 and accepted on behalf of the public as dedicated to public use Lots A to F inclusive for street purposes and the five feet Public Utility Easements.

Louise M. Carr  
 City Clerk and Ex-officio Clerk of the City  
 Council of Palm Springs, California.

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 12th day of January, 1953.

[Signature]  
 Secretary.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Harold B. Payne  
 City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September 1951; that all monuments shown thereon actually exist and their positions are correctly shown.

[Signature]  
 Licensed Land Surveyor No. 15144.

Note: Bearings are derived from the West line of Lot 38 as shown on Map of Deep Well Ranch Estates No. 1, M.B. 24/87  
 and R.W. stakes tagged L.S. 7344 set at all lot corners.

25/89

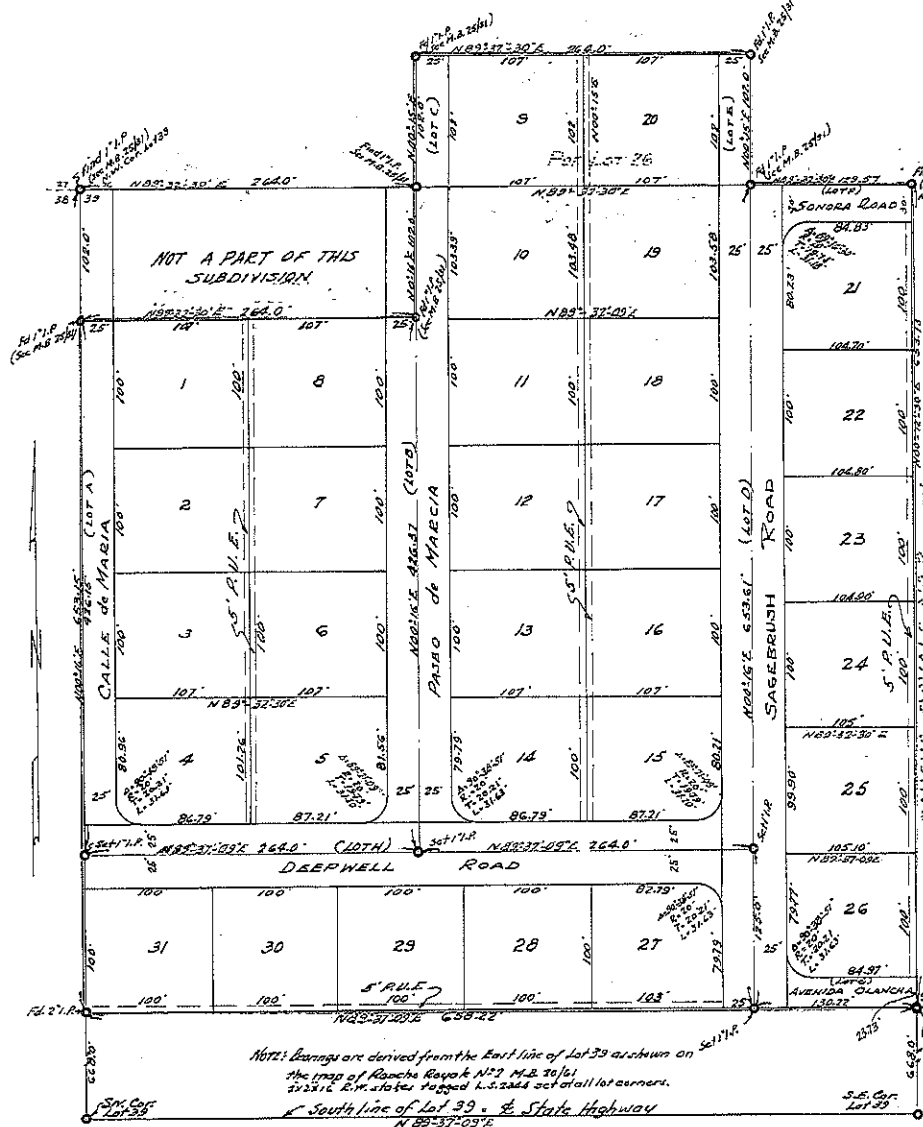
DEEP WELL RANCH ESTATES NO. 8

## DEEP WELL RANCH ESTATES NO. 3

IN THE CITY OF PALM SPRINGS, CALIF.

Being a subdivision of a portion of Lots 26 and 39 of Section 23, T4 S, R4 E, S4 M., of Palm Valley Colony Lands as shown by Map recorded in Map Book 14, Page 652, Records of San Diego County, California.

G. K. Sanborn  
Licensed Land Surveyor  
September 1951 Scale 1"=60'



Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 28th day of May 1952.

*Harold Hicks*  
Secretary.

I, Louie McLean, City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council, at its meeting held on the 7 day of January 1953 duly approved the within map of Deep Well Ranch Estates No. 3 and accepted on behalf of the public as dedicated to public use, Lots 1 to 14 inclusive and the five foot Public Utility Easements.

*Louie McLean*  
City Clerk and Ex-officio  
Clerk of the City Council  
City of Palm Springs, Calif.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

*Harold R. Moore*  
City Engineer.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during August 1951; that all the monuments shown hereon actually exist and their partitions are correctly shown.

*G. K. Sanborn*  
Licensed Land Surveyor No. 2344

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, Lots 1 to 14 inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the five foot Public Utility Easements shown on the map as 5' P.U.E.

*Leo Fines*  
*Jean Fines*

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this 15th day of January 1953, before me the undersigned, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Leo Fines & Jean Fines

known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Kenneth C. Hansen*  
Notary Public in and for the County of Riverside, State of California.

My Commission Expires June 23, 1954

I hereby certify that according to the records of this office as of this date; that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or Local taxes or special assessments collected or taxes.

Dated January 22, 1953

*H.M. Hyde*  
County Tax Collector  
*W. J. ...* Deputy

FILED

JAN 21 1953  
JACK A. ROSS  
... O.D. ...  
Recorder

25/11

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes lots A to E inclusive, and also offer for dedication to public use for the construction and maintenance of public utilities the five-foot Public Utility Easements shown on the map S.S. P.U.E.

Barry L. Dent Bladys J. Dent

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or Local taxes or special assessments collected or due.

R.T. Hicks  
County Auditor  
Dated February 7, 1952  
By John D. Bracy Deputy

Approved by the Planning Commission of the City of Palm Springs in accordance with requirements of law in duly authorized meeting held on the 16th day of JANUARY 1952.

James O. Bracy  
Secretary.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Harold H. Morris  
City Engineer.

We hereby certify that we are the owners of, or interest in the property included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustee in that certain Deed of Trust recorded December 28, 1951 in Book 939 page 495 of Official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border line.

BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, Trustee.

Walter J. Freeman PRESIDENT Arthur J. Freeman TRUST OFFICER

State of California } S.S.  
County of Riverside }  
On this 11th day of February, 1952, before me, a Notary Public in and for the said County and State, residing therein, duly Commissioned and Sworn, personally appeared Walter J. Freeman and Arthur J. Freeman, known to me to be the Vice President and Trust Officer respectively of the Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein and acknowledged to me that such Association executed the same as Trustee.

Pauline E. Galt  
Notary Public in and for the County of Riverside, State of California  
My Commission Expires July 16, 1953

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 11th day of February, 1952, before me, the undersigned, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Barry L. Dent and Bladys J. Dent, known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above mentioned.

Quinn P. Mizushima  
Notary Public in and for the County of Riverside, State of California.

I, Louise Mc Carr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council, at its meeting held on the 9 day of January, 1952, duly approved the within map of Deep Well Ranch Estates No. 4 and accepted on behalf of the public as dedicated to public use, Lots A to E inclusive for street purposes and the five-foot Public Utility Easements.

Louise Mc Carr  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September 1951; that all instruments shown hereon actually exist and their positions are correctly shown.

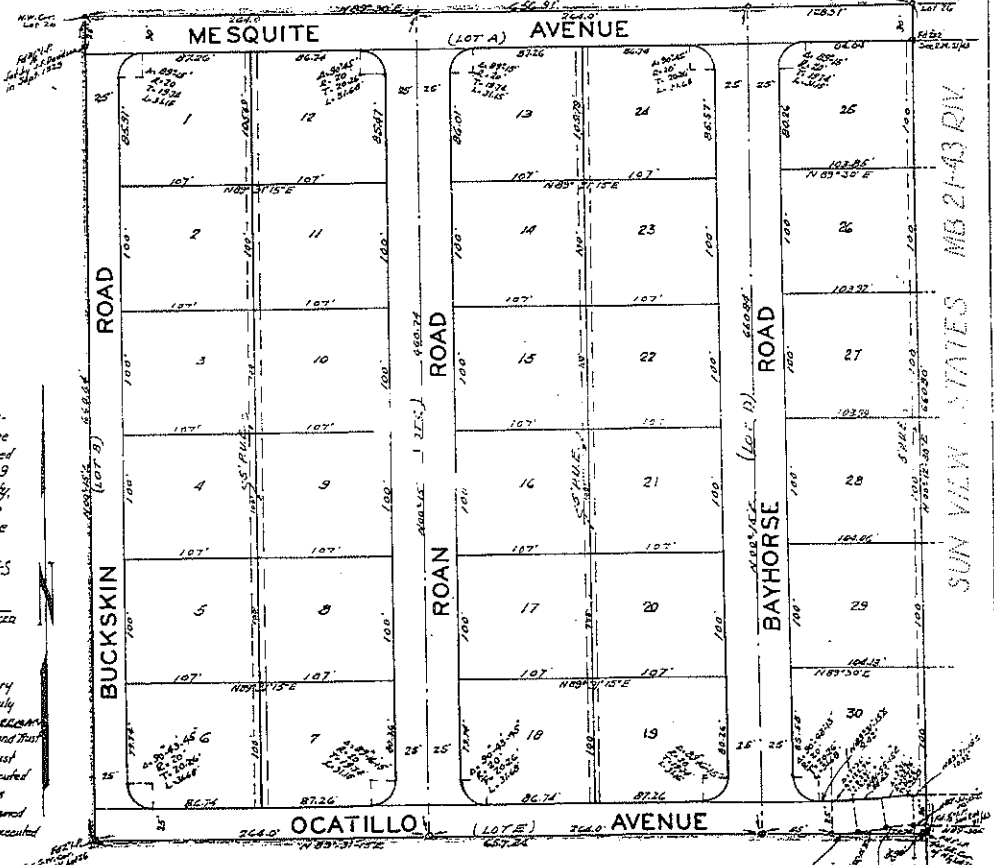
G.K. Sanborn  
Licensed Land Surveyor N-2346.

# DEEP WELL RANCH ESTATES NO. 4

IN THE CITY OF PALM SPRINGS, CALIF.  
Being a subdivision of the North one-half of Lot 26, Section 23, T.4 S., R.2 E. of Palm Valley Colony Lands as shown by Map recorded in Map Book 14, Page 652, Records of San Diego County, California. No. 6717 at 2:30 P.M. FEB. 15, 1952.

G.K. Sanborn  
Licensed Land Surveyor  
January 1952 Scale 1"=60'

FILED  
FEB. 15, 1952  
by John A. Bess  
City Clerk  
Filed by County Clerk



NOTE: Bearings are derived from the East line of Lot 26 as shown on Map of Sunrise Estates, M.B. 21/63 R.C.G. Records 522'x16' R.M. stakes tagged L.S. 2344 set at all lot corners 1"30" iron pipes set thus or unless otherwise shown.

MB 25/11

CHAS MAREL

PAVED DE MAREL

CHAS MAREL

II

25/25

# IN THE CITY OF PALM SPRINGS, CALIFORNIA DEEP WELL RANCH ESTATES NO. 5

Being a subdivision of the N<sup>1</sup>/<sub>4</sub> of Lot 27, Section 23, T.4.S., R.2.E., of Palm Valley Colony Lands as shown by Map recorded in Map Book 14 Page 652, Records of San Diego County, California.

G. K. Sanborn  
Licensed Land Surveyor  
November 1951 Scale 1" = 60'

FILED  
APR 24 1952  
No. 1110A M.  
For # 522 Jack A. Ross  
by O. A. Ross  
Filed by County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the attached map, that we are the only persons whose consent is necessary to pass a subdivision map, and that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, lots A to F inclusive, and also offer for dedication to public use for the construction and maintenance of public utilities the five foot Public Utility Easement shown on the map as lot P.U.F.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on this map for unpaid State, County, local and municipal taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$1,200.00.  
Dated this 15th day of March 1952  
R. T. Hicks  
County Auditor  
Deputy

I hereby certify that I have examined the within annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map approved alterations thereto, that all requirements of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

STATE OF CALIFORNIA } ss.  
County of Riverside }

On this 15th day of March 1952, before me, WILLIAM J. BOGESSA, Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared

HARRY A. DART and GLADYS H. DART known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires 12-31-1952  
Notary Public in and for the County of Riverside, State of California

I, Louise McCarren, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that said City Council at its meeting held on the 5th day of March 1952, duly approved the within map of Deep Well Ranch Estates No. 5 and accepted on behalf of the public as dedicated to public use, lots A to F inclusive for street purposes and the five foot Public Utility Easement.

Louise McCarren  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 5th day of March 1952.

Harold C. Trac  
Secretary

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during November 1951; that all monuments shown herein actually exist and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor N° 2564

We hereby certify that we are the owners of, or interested in the property included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustees in that certain Deed of Trust recorded January 25th, 1952, in Book 1336 page 418 of Official Records of Riverside County, California; and we hereby consent to the making of said map and subdivision as shown within the colored border line.

BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, TRUSTEES

State of California } ss.  
County of Riverside }

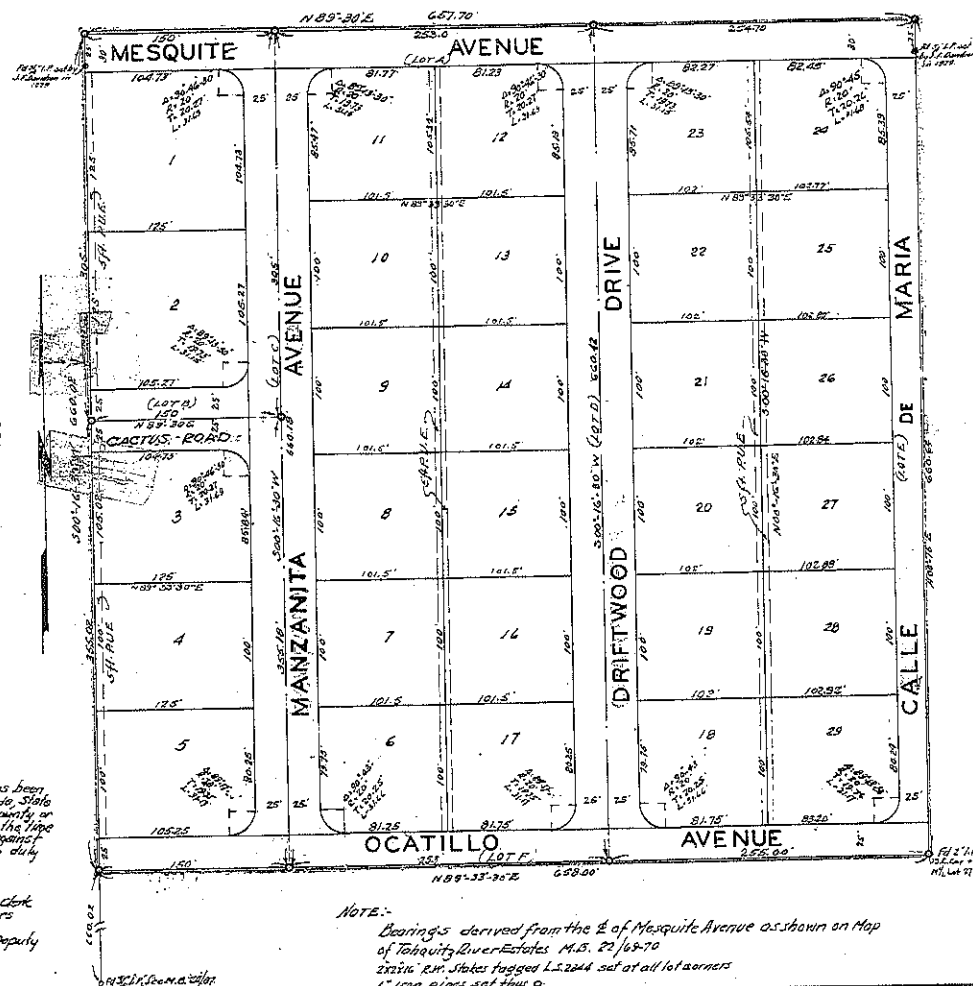
On this 6th day of April, 1952, before me, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared L. E. FREEMAN and R. M. S. known to me to be the Vice President and Trust Officer respectively of the Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein and acknowledged to me that such Association executed the same as Trustees.

Notary Public in and for the County of Riverside State of California  
My commission expires July 11, 1952

I hereby certify that a bond in the sum of \$1,200.00 has been filed with the Board of Supervisors of the County of Riverside State of California, conditioned on the payment of all taxes, state, county or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 21st day of April, 1952.

G. A. PROSSER  
County Clerk and ex-officio Clerk of the Board of Supervisors  
By H. C. Rogers Deputy





# IN THE CITY OF PALM SPRINGS, CALIFORNIA

## DEEP WELL RANCH ESTATES NO. 6

Being a subdivision of a portion of Lots 28 and 29, Section 23, T.4S., R.4E., of Palm Valley Colony Lands as shown by a Map recorded in Map Book 14 Page 652, Records of San Diego County, California.

G. K. Sanborn  
Licensed Land Surveyor  
Jan. 1952 Scale 1" = 50'

APRIL 25 1952  
Notary Public  
JACK A. ROSS  
by County Clerk  
Filed by County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A and B.

and also offer for dedication to public use for the construction and maintenance of public utilities the five foot Public Utility Easements shown on the map of said lots.

Harry A. Hart Phyllis M. Hart

I hereby certify that a bond in the sum of \$200.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 21 day of April, 1952

G. A. Pequegnat  
County Clerk and Recorder  
County of Riverside  
by McClung Deputy

I, Louise McLean, City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that said City Council, at its meeting held on the 5 day of March, 1952, duly approved the within map of Deep Well Ranch Estates No. 6 and accepted on behalf of the public as dedicated to public use Lots A and B for street purposes and the five foot Public Utility Easements.

Louise McLean  
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California.

Approved by the Planning Commission of the City of Palm Springs in accordance with requirements of law in duly authorized meeting held on the 5th day of MARCH 1952

Harold O. Rupp  
Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 11th day of MARCH 1952, before me WILLIAM J. ROGESS a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared HARRY A. DART AND GLADYS M. DART

Known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

William J. Rogess  
Notary Public in and for the State of California,  
County of Riverside  
My commission expires Jan. 30, 1954.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$1,000.00.

Dated APRIL 15 1952. R. T. Hicks  
County Auditor  
by McClung Deputy

We hereby certify that we are the owners of, or interested in the land included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustee in that certain Deed of Trust recorded January 23, 1952, in Book 1336 page 418 of Official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border line.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, Trustee  
Richard Trust Officer

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 8th day of April, 1952, before me, a Notary Public in and for said County of Riverside, personally appeared GLADYS ROGESS known to me to be the Vice President and G. K. Sanborn known to me to be the Trust Officer respectively of Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein and acknowledged to me that such Association executed the same as Trustee.

Phyllis M. Hart  
Notary Public in and for the County of Riverside, State of California  
My commission expires July 18, 1953.

Notes: Easements derived from the T.4S. R.4E. Sec. 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887

257/27

Whereby certify that we are the owners of the land included within the subdivision shown on the annexed map: That we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A-B-C and D and also offer for dedication to public use for the construction and maintenance of public utilities the five foot Public Utility Easements shown on the map as

Frank C. Bennett Walter D. Bennett Edith Bennett Trust Officer

We hereby certify that we are the owners of, or interested in the property included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustees in that certain Deed of Trust recorded January 25, 1952 in Book 1336 page 418 of Official Records of Riverside County, California; and we hereby consent to the making of said map and subdivision as shown within the colored border line.

BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, TRUSTEE

Edith Bennett Trust Officer

County of Riverside } ss.  
State of California }

On this 1<sup>st</sup> day of March 1952 before me William D. Bogess a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared HARRY A. DART GLADYS M. DART FRANK H. BENNETT and WALTER D. BENNETT known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above mentioned.

William D. Bogess  
Notary Public in and for the County of  
Riverside, State of California.

My commission expires Jan. 30, 1954  
Approved by the Planning Commission of the City of  
Palm Springs in accordance with the requirements of law  
in duly authorized meeting held on the 5<sup>th</sup> day of  
MARCH 1952 Stanley C. Gray  
Secretary

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its meeting held on the 5<sup>th</sup> day of March 1952 duly approved the annexed map of Deep Well Ranch Estates No. 7 and accepted on behalf of the public as dedicated to public use Lots A-B-C and D for street purposes and the five foot Public Utility Easements.

Louise McCann  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved plat thereof; that all requirements of that law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Harold A. Warner  
City Engineer.

Whereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected or taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$800.00  
Dated April 10 1952 R. T. Hicks  
County Auditor  
by W. D. Bogess Deputy.

I hereby certify that a bond in the sum of \$800.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected or taxes, which at the time of filing this map with the County Recorder are a lien but not yet payable.  
Dated this 2<sup>nd</sup> day of April 1952 G. A. Paquehat  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
by W. D. Bogess Deputy.

State of California } ss.  
County of Riverside }

On this 8<sup>th</sup> day of April, 1952, before me, a Notary Public in and for the said County and State, residing therein, duly Commissioned and sworn, personally appeared Walter D. Bennett and Frank H. Bennett known to me to be the Vice President and Trust Officer respectively of the Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein and acknowledged to me that such Association executed the same as Trustee.

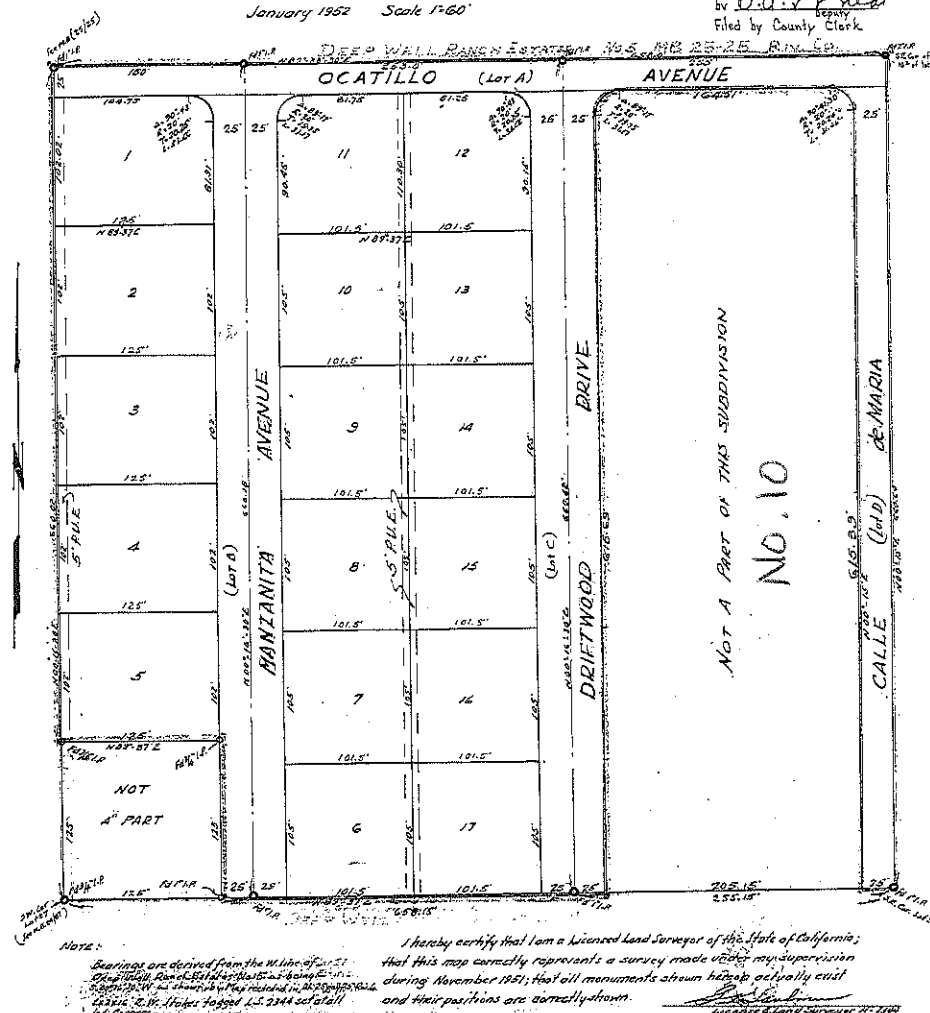
Walter D. Bennett  
Notary Public in and for the County of  
Riverside, State of California  
My commission expires July 18, 1953

# IN THE CITY OF PALM SPRINGS, CALIFORNIA DEEP WELL RANCH ESTATES NO. 7

Being a subdivision of a portion of the S½ of Lot 27, Section 23, T4S, R.4E, of Palm Valley Colony Lands as shown by a Map recorded in Map Book 14, Page 652, Records of San Diego County, California.

G. K. SANBORN  
Licensed Land Surveyor  
January 1952 Scale 1"=60'

FILED  
APR 28 1952  
No. 174115 of 111111  
Fee \$ 5.00 Jack A. Ross  
by O. A. Ross County Clerk  
Filed by County Clerk



# IN THE CITY OF PALM SPRINGS, CALIFORNIA

## DEEP WELL RANCH ESTATES NO. 8

BEING A SUBDIVISION OF A PORTION OF LOTS 36 AND 39 OF SECTION 23,  
T4S-R4E, OF PALM VALLEY COLONY LANDS AS SHOWN BY MAP RECORDED IN MAP  
BOOK M, PAGE 652, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

G. K. SANBORN  
LICENSED LAND SURVEYOR  
NOVEMBER 1951. SCALE 1"=60'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line; and we hereby offer for dedication to public use, for street purposes the areas designated as Lots A to E inclusive, and also offer for dedication to public use for the construction and maintenance of public utilities the five-foot Public Utility Easements shown on the map as 5' P.U.E.

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 5<sup>th</sup> day of MARCH 1952  
Harold O. Shook  
Secretary.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alternate thereof; that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.  
Harold O. Shook  
City Engineer.

I hereby certify, not according to the records of this office as of this date; that there are no liens against the property shown on the annexed map, for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes and special assessments payable but not yet payable, which are estimated at \$1800.  
Dated APRIL 15 1952  
W. H. Hicks  
County Auditor, Deputy.

I hereby certify that a bond in the sum of \$1,000.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or Local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien but not yet payable.  
Dated this 28<sup>th</sup> day of April 1952.  
G. A. PEQUEGNAT  
County Clerk and Ex-officio  
Clerk of the Board of Supervisors.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during November 1951; that all monuments shown hereon actually exist and their positions are correctly shown.  
Sanborn  
Licensed Land Surveyor No. 2344.

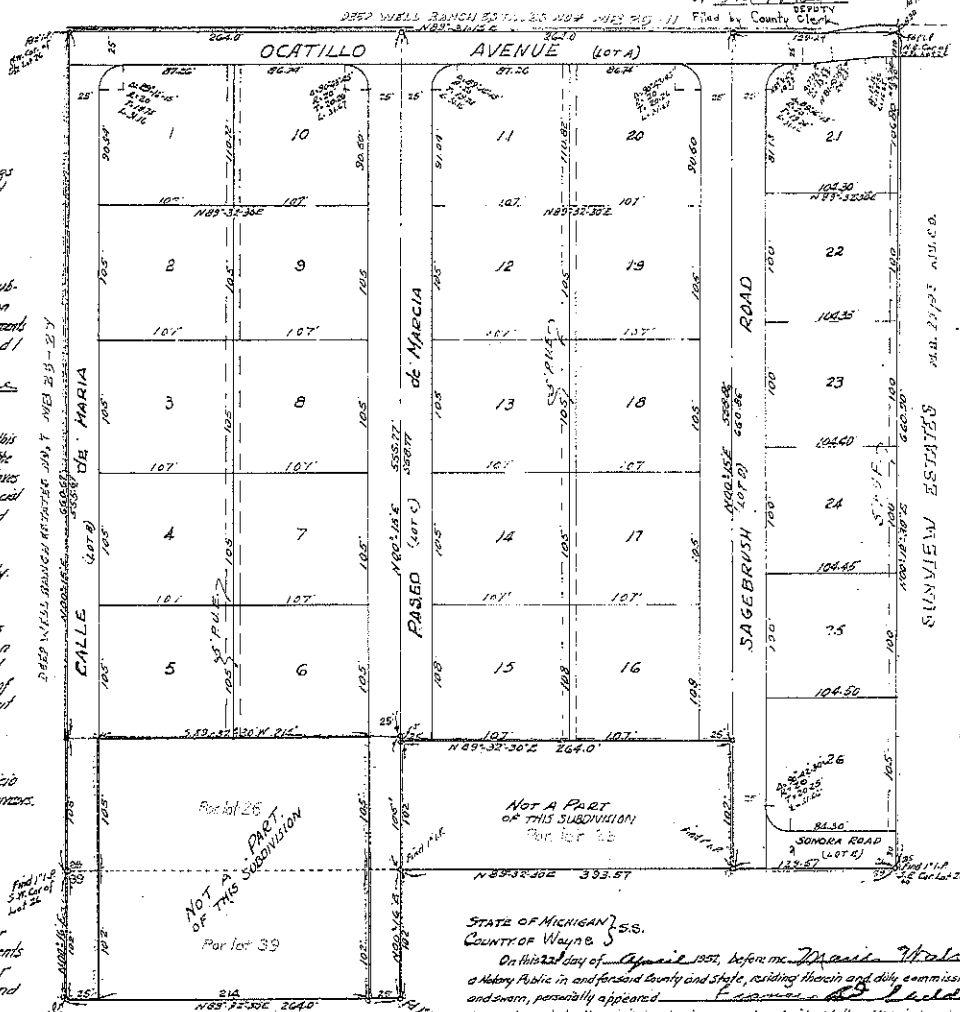
STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
On this 11th day of MARCH 1952, before me WILLIAM A. BOGESS, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared HARRY A. DART AND GLADYS H. DART

known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.  
In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

William A. Bogess  
Notary Public in and for the County of  
Riverside, State of California.  
My commission expires Jan 30, 1956.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council at its meeting held on the 5<sup>th</sup> day of MARCH 1952, duly approved the within annexed map of Deep Well Ranch Estates No. 8 and accepted on behalf of the public as dedicated to public use Lots A to E inclusive for street purposes and the five-foot Public Utility Easements.

Louise McCann  
City Clerk and Ex-officio Clerk of the  
City Council of the City of Palm Springs  
California.



NOTE: Bearings derived from West line of Sun View 2nd Sub, being N 61° 12' 50" E as shown by Map recorded in Book 21, page 43 B.M. Co. Cal. 5" x 7" 1/2" S.W. stakes set at all lot corners tagged 152344. 7x30" iron pipes set thus 0 unless otherwise shown.

STATE OF MICHIGAN } ss.  
COUNTY OF WAYNE }

On this 22nd day of April 1952, before me Maude Walden, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared F. Walden, known to me to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same.  
In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
Maude Walden  
Notary Public in and for the County of WAYNE, State of Michigan.  
My Commission expires July 18, 1954.

MAR. 30, 1956

3374

IN THE CITY OF PALM SPRINGS

We hereby certify that we are

BANK OF AMERICA NATIONAL TRUST & SAVINGS  
Trustee

County Tax Collector

County Clerk and Ex-officio

\_\_\_\_\_

Country of residence =

3-1964

On this ~~day~~

.....

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15

Edward Jones

*Syntherisma*

105 *David McLane*

1877

Friend, with love

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9/10/1919

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20

<b>NAME</b>	Ranch Club Estates / Desert Park Estates	Map # 42
<b>DATE</b>	1955	
<b>DEVELOPER</b>	Noel B. Clarke	
<b>BOUNDARY</b>	Joyce Drive on the north, Vista Chino on the south, the golf course and Whitewater Club Drive on the east, and Sunrise Way on the west; southwest portion of the development was bordered by Racquet Club Drive to the north and N. Farrell Drive to the east.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In 1955, developer Noel B. Clarke (1896-1964) embarked on the most ambitious postwar tract development ever undertaken in Palm Springs: Ranch Club Estates. The 500-acre development was in the flats of northeast Palm Springs. Developed in twelve phases between February of 1955 and November of 1958 under tract maps bearing the names Desert Park Estates (numbers 1 through 12), the southwest portion of the development employed a street pattern evocative of the earlier Prescott T. Stevens developments like Las Palmas Estates and Merito Vista in which gently curving streets were favored over a rigorous grid pattern. The final five phases (numbers 7 through 12) abandoned the curving street pattern in favor of a more efficient grid.</p> <p>Developer Noel Clarke was a hospitality man turned developer. Having owned clubs in southern Orange County in the 1920s, he invested in Walnut Estates, which was located near Encino and was one of the first San Fernando Valley suburban housing developments. Clarke and his wife Joyce then turned their talents to the desert playground and took over the Ranch Club in 1955. Given the popularity of the club, they began to market the surrounding new subdivision (platted Desert Park Estates) as Ranch Club Estates. By 1961, they turned the basic nine-room hotel-club operation<sup>126</sup> into Ranch Club enterprises: the Ranch Club Hotel of more than 250 rooms, the Ranch Country Club (the 18-hole golf course designed by Joe Caldwell in the north east section of the city),<sup>127</sup> and Ranch Club Estates, the homes near the golf course built by Clarke's Ranch Construction Company.<sup>128</sup></p> <p>In 1957, Ranch Construction Company foreman Tom Sills approached a young Hugh Kaptur to design the home plans. In the documentary <i>Quiet Elegance: The Architecture of Hugh Kaptur</i>, Kaptur remembers, "I filled the void for builders who didn't want to spend thousands of dollars for plans. They were using draftsmen or building designers. I started doing work for contractors...that's how I came to do houses out at Ranch Club Estates." Five designs were created: the "Spur," "Lariat," "Saddle," "Prairie," and "Sombrero." The Mid-century Modern designs abstracted adobe and indigenous architecture to create solid expressionistic forms with a variety of rooflines. The homes were noted for masonry at the center of the façade designed to, in Kaptur's own words, "anchor the designs to the earth."<sup>129</sup></p> <p>The development was envisioned to include between 800-1,000 homes. But sales were slow, and by 1961 only 250 homes had been built. Instead of building the homes in clusters and creating neighborhoods, the homes were built "scattershot" around the development in hopes that it would increase the value of the undeveloped lots.<sup>130</sup></p>	

<sup>126</sup> Located at Paseo El Mirador and Sunrise Way.

<sup>127</sup> The Ranch Country Club Board of Directors also included Bob Kelley, broadcaster for the Los Angeles Rams; Raymond Parkhurst, a Hughes Aircraft executive; movie producer Bob Waterfield; local attorney Arthur Crowley; Gerald Sanborn, mayor of Palm Springs; and Joe Kirkwood, golf professional.

<sup>128</sup> Joan Winchell, "Real Whingdinger at Palm Springs," *Los Angeles Times*, February 3, 1961, A7.

<sup>129</sup> John C. Brown, *Quiet Elegance: The Architecture of Hugh Kaptur*, CD-ROM (This N' That Films, 2014).

<sup>130</sup> Brown, *Quiet Elegance: The Architecture of Hugh Kaptur*.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP



	Unfortunately, this was not a successful strategy. In February of 1964, Clarke died of a heart attack after a year of illness. <sup>131</sup> In 1967, Clarke's widow Joyce sold the Ranch Club proper and it was ultimately razed. The Ranch Construction Company went bankrupt and the undeveloped properties were sold to other developers who built more tract homes in the 1970s and 1980s.
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<sup>131</sup> "Clarke Services," *Redlands Daily Facts*, February 17, 1964, 6.

28/36

# DESERT PARK ESTATES NO. 1

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.W. 1/4 of Section 1,  
T.4 S.; R.4 E.; S.B. B. and M.

G. K. Sanborn  
Licensed Land Surveyor  
December 1954, Scale 1/2" = 100'

**FILED**

FEB. 1 1955  
No. 8283 at 4:10 P.M.

JACK A. ROSS  
COUNTY RECORDER  
by O. A. Neal  
DEPUTY  
Fee \$5.00  
FILED BY R. N. TITLE CO.  
SUBDN GTEE- R.T. Co.

WALNUT ESTATES INC.

By W. Clarke Pres. R. E. Jenkins Sec'y

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 30 day of January 1955 before me James J. Campbell  
a Notary Public in and for said County and State, residing therein and  
duly commissioned and sworn, personally appeared N. B. Clarke and  
R. E. Jenkins known to me to be the president and  
Secretary of Walnut Estates, the corporation that executed the within  
instrument and known to me to be the persons who executed the same on  
behalf of the corporation herein named and they acknowledged  
to me that that such corporation executed the same. James J. Campbell

Notary Public in and for the County of  
My commission expires Dec. 23rd 1955 Riverside, State of California.

I, Louise McCorn, City Clerk and Ex-officio Clerk of the City Council of  
the City of Palm Springs, State of California, hereby certify that said City  
Council at its regular meeting held on the 19 day of January 1955,  
duly approved the annexed map of "Desert Park Estates No. 1" and accepted  
on behalf of the public for purposes set forth in the offer of dedication  
Lots "A" to "O" inclusive and the five foot Public Utility Easements.  
In Witness Whereof, I have hereunto set my hand and affixed the official  
seal of the City of Palm Springs this 27 day of January 1955.

Louise McCorn  
City Clerk and Ex-officio Clerk of the  
City Council of the City of Palm Springs, Calif.

I hereby certify that according to the records of this office as of this date,  
there are no liens against the property shown on this map for unpaid  
State, County, Municipal or local taxes or special assessments collected  
as taxes.

Dated this 4th day of February 1955.

V. M. HYDE  
County Tax Collector  
Deputy.

Thereby certify that a bond in the sum of \$ has been executed and  
filed with the Board of Supervisors of Riverside County, conditioned upon the  
payment of all taxes, State, County, Municipal or local and all special assessments  
collected as taxes which at the time of filing of the annexed map with the  
County Recorder are a lien against said property but not yet payable  
and said bond has been duly approved by said Board of Supervisors.  
Dated this day of 1955.

G. A. PEQUEGNAT  
County Clerk and Ex-officio Clerk of the  
Board of Supervisors of Riverside County.  
By Deputy.

I hereby certify that the annexed map was duly approved by the Planning  
Commission of the City of Palm Springs at its regular meeting held on  
the 12th day of January 1955.

William J. Smith  
Secretary.

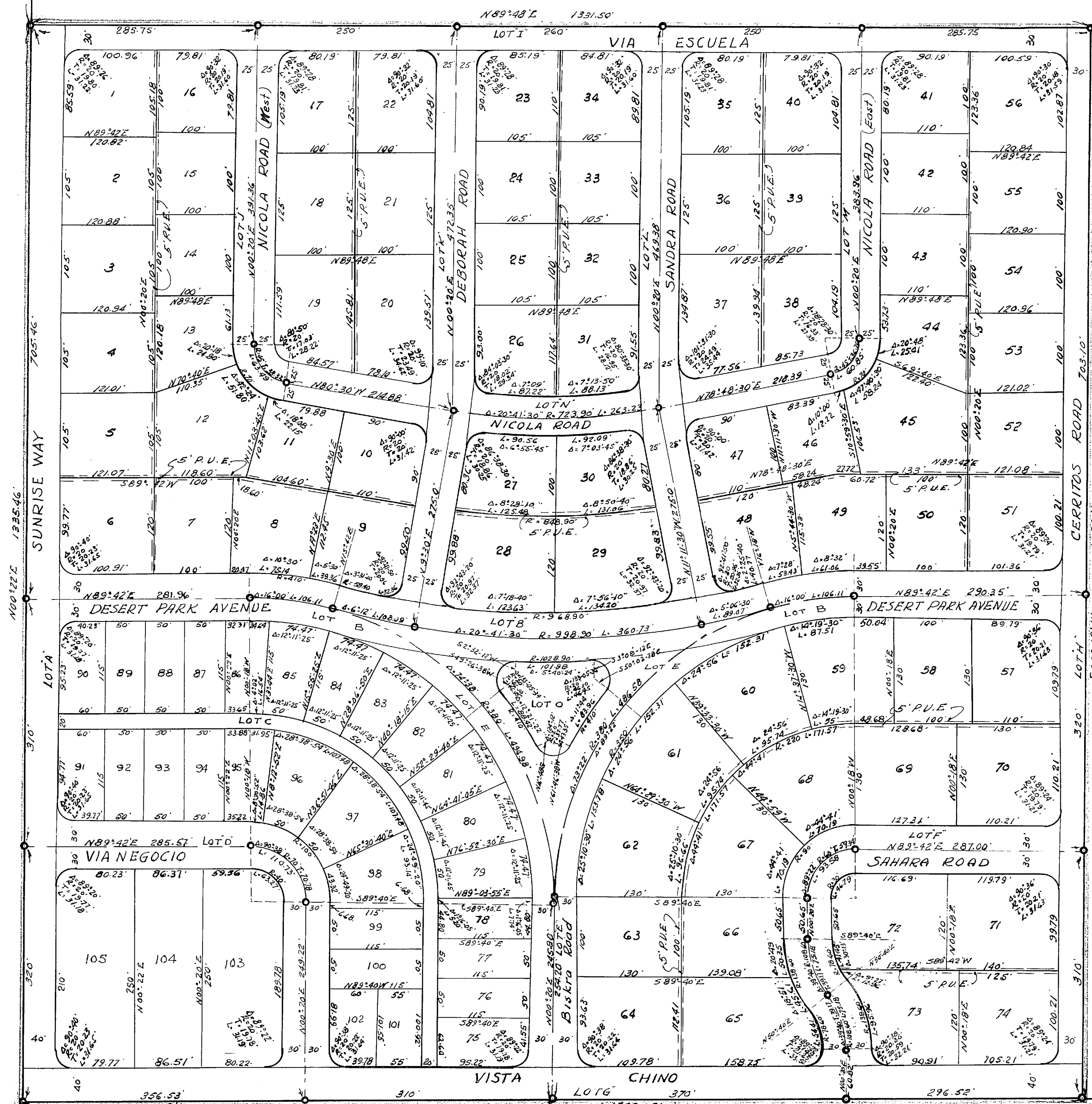
I hereby certify that I have examined the within map; that the subdivision  
shown thereon is substantially the same as it appeared on the tentative  
map or approved alterations thereof; that all provisions of State law  
and local ordinances have been complied with and I am satisfied that  
said map is technically correct.

John Kaefer  
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the  
State of California; that this map correctly represents a survey  
made under my supervision during December 1954; that all the  
monuments shown hereon actually exist and their positions are  
correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344.

NOTE:  
Bearings are derived from the South  
line of Sec. 1 as shown on U.S.G.L.O. survey  
of 1927.  
2x16 Redwood stakes tagged L.S. 2344 set  
at all lot corners.  
• denotes 1/2"x30" iron pipes tagged L.S. 2344.



# DESERT PARK ESTATES NO. 2 IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.W. 1/4 of  
Section 1, T.4S, R.4E, S.B.M.

G.K. SANBORN  
Licensed Land Surveyor  
March 1955 Scale 1"=100'

Find 1" I.P. for  
C 1/4 Cor.

## FILED

MAY 17 1955  
No. 22222 at 3:00 P.M.  
JACK A. ROSS  
COUNTY RECORDER  
by O.A. P. WAT  
Fee \$ 5.00  
Filed by County Clerk  
SUBDN GTEE-R.T.C.

We hereby certify that we are the owners of the property included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to M inclusive and also offer for dedication for park purposes the area designated as Lot N; also offer for dedication for the construction and maintenance of public utilities the five foot public utility easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC.  
by W. M. Crashe  
Pres. by J. M. Stentz  
Secy

STATE OF CALIFORNIA } S.S.  
County of Los Angeles }  
On this 9 day of May 1955 before me Lois L. Crummaey Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared N.B. Clarke and R.F. Jenkins known to me to be the President and Secretary of Walnut Estates Inc., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Lois L. Crummaey  
Notary Public in and for the County of  
Los Angeles, State of California.

My Commission expires April 20, 1959

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14 day of April 1955, duly approved the annexed map of 'Desert Park Estates No. 2' and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to M inclusive and the five foot Public Utility Easements. In WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 14 day of May 1955.

Louise McCann  
City Clerk and ex-officio Clerk of the City Council  
of the City of Palm Springs, State of California.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$ 900.00. Dated this 10th day of May 1955.

V.M. HYDE  
County Tax Collector  
by M.C. White Deputy.

I hereby certify that a bond in the sum of \$ 900.00 has been deposited with the Board of Supervisors of Riverside County, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against the property but not yet payable, and said bond has been duly approved by said Board of Supervisors. Dated this 16 day of May 1955.

G.A. PEQUEGNAT  
County Clerk and Ex-officio Clerk of the  
Board of Supervisors of Riverside County.

by H.C. Bagole Deputy.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 13 day of April 1955.

Theo. W. Smith  
Secretary.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

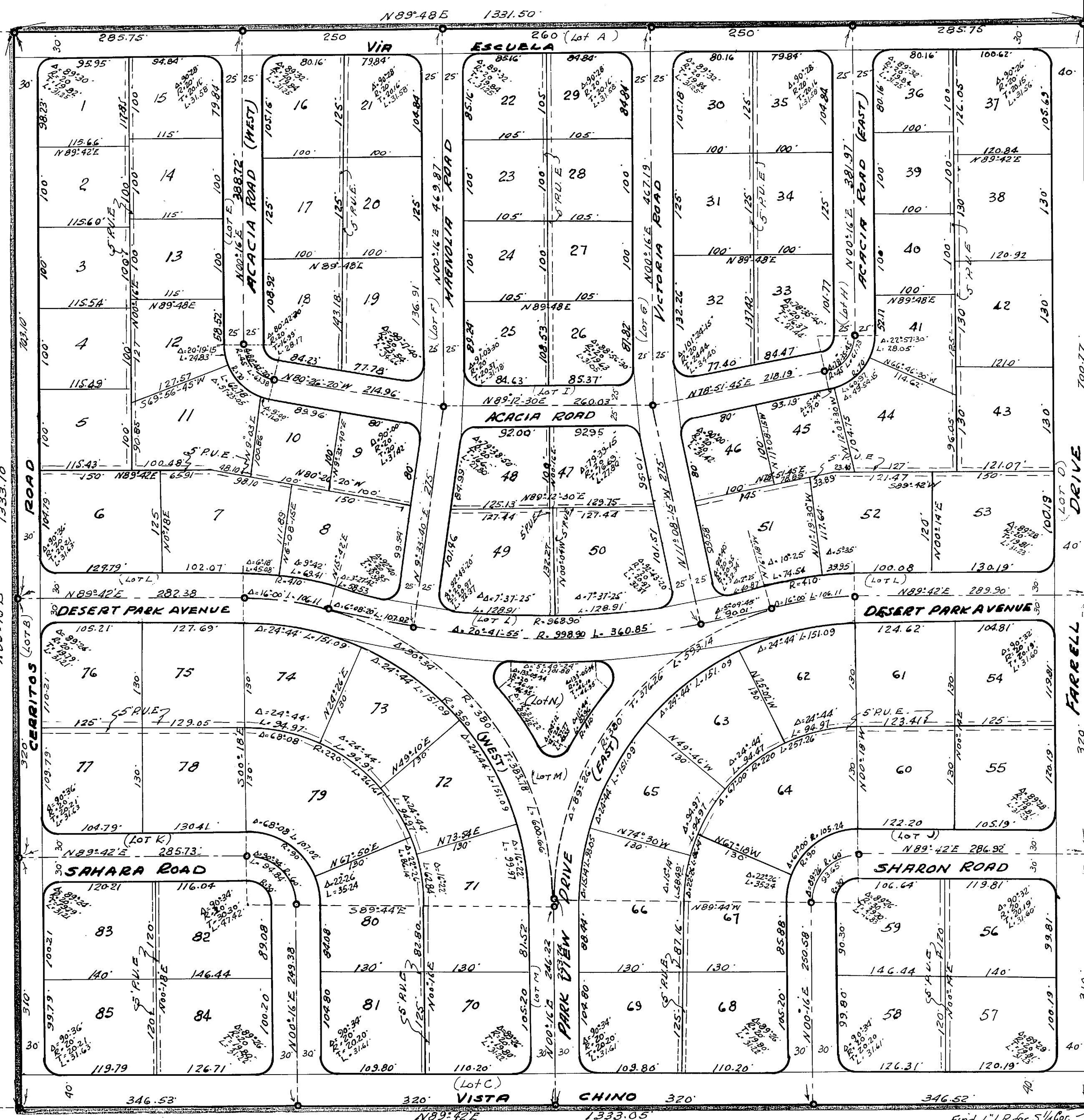
Frank B. Hambling  
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during March and April 1955; that all monuments shown hereon actually exist or will be in place on or before July 15th 1955, and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor No. 2344.

NOTE:

Bearings are derived from the South line of Sec. 1 as shown on the Map of Desert Park Estates No. 1 M.B. 28/36 R.V. Co. Records. 2x2x16 Redwood stakes tagged L.S. 2344 set at all lot corners. • Indicates 3/4" x 30" iron pipes set unless otherwise shown.





# DESERT PARK ESTATES NO.3

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.W. 1/4 of Section 1, T.4S. R.4E. S.B.M.

G. K. SANBORN  
Licensed Land Surveyor  
May, 1955 Scale 1"=100'

FILED

JUL 27 1955

JACK A. ROSS

By *Charles Thullen*  
Fla. \$5.00  
By County Clerk  
9:00 A.M. R.I.P. C.H.G.

We hereby certify that we are the owners of the property included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A to I inclusive, and we also offer for dedication for the construction and maintenance of public utilities, the five foot public utility easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC.

By *W. Cleary* Pres. By *J. M. Stentz* Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 18th day of July, 1955, before me *Lois L. Crumme*, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared *N.B. Clarke* and *J. M. Stentz*, known to me to be the President and Secretary of *Walnut Estates Inc.*, the corporation that executed the within instrument and known to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

My Commission expires April 20, 1959  
*Lois L. Crumme*  
Notary Public in and for the County of Los Angeles, State of California

I, Louise McCorn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 7 day of June, 1955, duly approved the annexed map of Desert Park Estates No. 3 and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to I inclusive and the five foot Public Utility Easements.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 13 day of July, 1955.

*Lois L. Crumme*  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 25 day of May, 1955.

*William A. Veith*  
Secretary

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal, or Local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$1500.00.  
Dated July 19th, 1955  
V.M. HYDE  
County Tax Collector

By *James D. King* Deputy.

I hereby certify that a bond in the sum of \$1500.00 has been executed and filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or Local and all special assessments collected as taxes, which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.  
Dated this 25 day of July, 1955.

G.A. PEQUEGNAT  
County Clerk and ex-officio Clerk of the Board of Supervisors of Riverside County, California.

By *J. B. ...* Deputy.

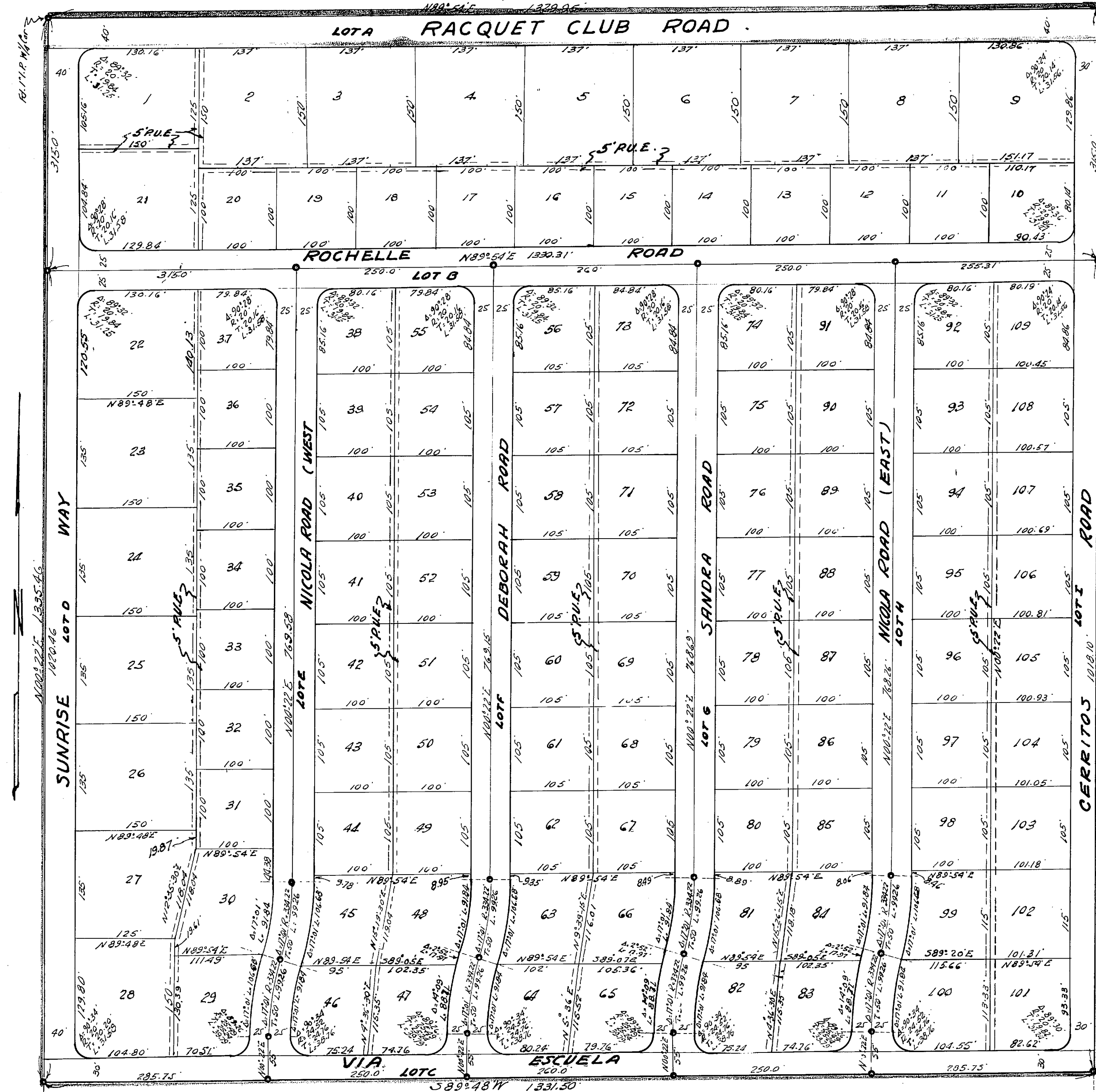
I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

*Frank B. Hamerschlag*  
CE 8630 City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during May, 1955; that all monuments shown hereon actually exist or will be in place on or before Sept. 15, 1955; and their positions are correctly shown.

*G. K. Sanborn*  
Licensed Land Surveyor No. 2344.

NOTE:  
Bearings are derived from the W. line of Section 1 as shown on Map of Desert Park Estates No. 1 M.B. 28/36 Riv. Co. Records  
2x2x16" Redwood stakes tagged L.S. 2344 set at all lot corners  
O indicates 3/4" x 36" iron pipes



## DESERT PARK ESTATES NO. 4

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the NE 1/4 of S.W. 1/4 of Section 1,  
T.4S, R.4E, S.8M.G.K. SANBORN  
Licensed Land Surveyor  
August, 1955 Scale 1"=100'FILED  
NOV. 1 1955

No. at H.W.S.P.M.

JACK A. ROSS  
COUNTY RECORDER

by O.A. Deputy

Fee \$5.00

Filed by Riverside Title Co.

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as lots A to K inclusive, and also offer for dedication for the construction and maintenance of public utilities the five (5) foot easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC.

By W.D. Clarke PresBy J.M. Stentz Sec'ySTATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 31 day of October 1955, before me Lois L. Crumney, a Notary Public in and for said County and State, personally appeared N.B. Clarke and J.M. Stentz known to me to be the President and Secretary of Walnut Estates Inc., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My commission expires April 30, 1959.

Lois L. Crumney  
Notary Public in and for the County of Los Angeles  
State of California.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 13 day of September 1955, duly approved the annexed map of Desert Park Estates No. 4, and accepted on behalf of the public for purposes set forth in the offer of dedication, lots A to K inclusive and the five foot (5') Public Utility Easements.

In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 16 day of October 1955.

Louise McCann  
City Clerk and ex-officio Clerk of the City  
Council of the City of Palm Springs, California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 31 day of August 1955.

William J. Smith  
Secretary.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

Dated this 1st day of November 1955.

V.M. HYDE  
County Tax Collector

By W.D. Clarke Deputy.

Thereby certify that a bond in the sum of \$       has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal and local and all special assessments collected as taxes, which at the time of filing of the annexed map with the County Recorder are a lien against the property, but not yet payable.

Dated this        day of        1955.

G.H. PEQUEGNAT  
County Clerk and ex-officio  
Clerk of the Board of Supervisors.

By        Deputy.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

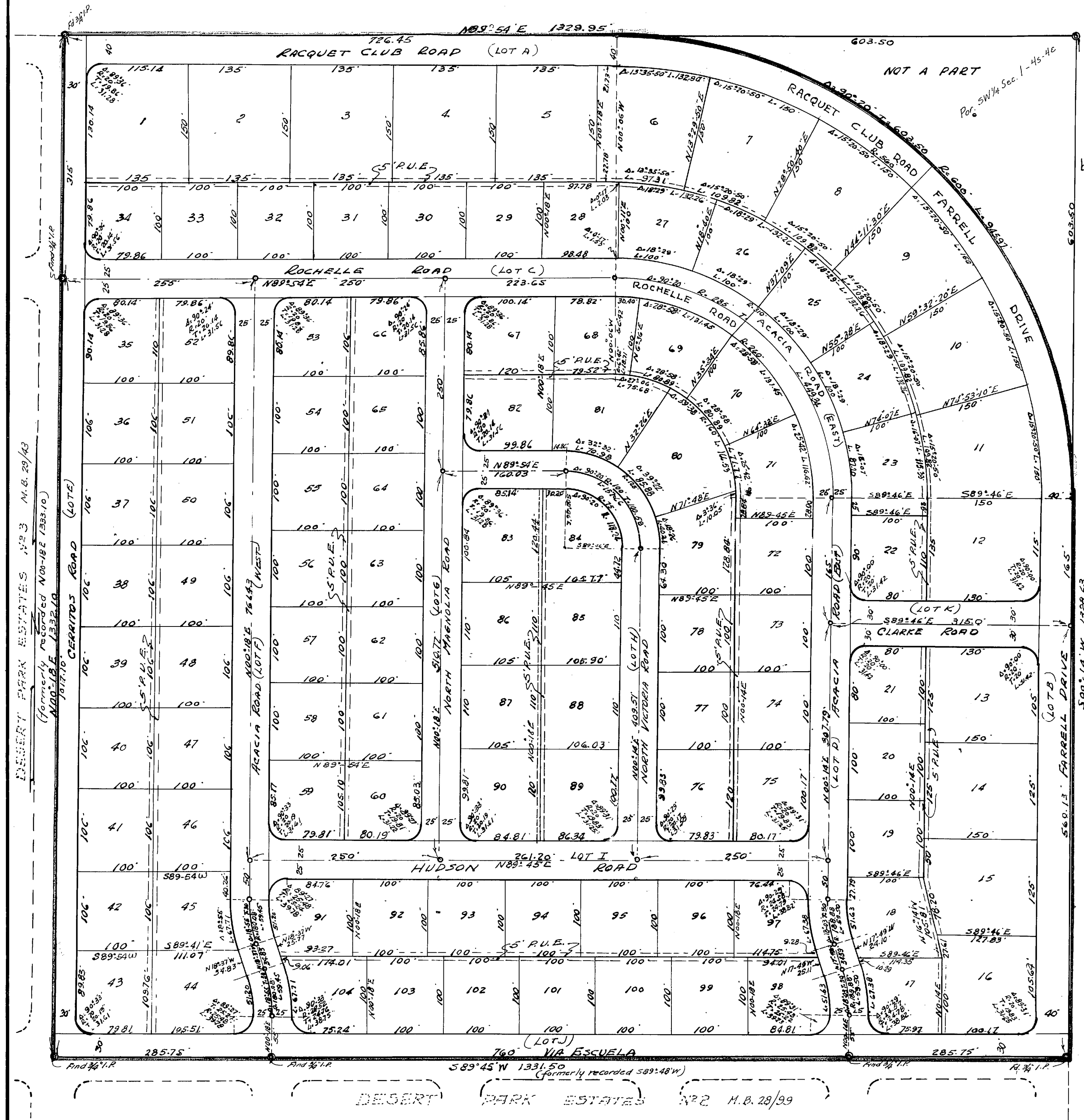
Frank B. Hamerslag  
City Engineer R.E. N. 8636

I hereby certify that I am a licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September, 1955; that all monuments shown hereon actually exist or will be in place on or before December 15th 1955, and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor N. 2344.

NOTE:

Bearings are derived from the North line of S.W. 1/4 of Sec. 1 as shown on map of Desert Park Estates No. 3 M.B. 29/43 Rm. C. Records.  
O Denotes 3/4" x 3/4" iron pipes set unless otherwise shown.  
XRXIX Redwood stakes tagged L.S. 2344 set at all lot corners.





# DESERT PARK ESTATES NO. 5 IN THE CITY OF PALM SPRINGS

BEING A SUBDIVISION OF A PORTION OF THE  
S.E. 1/4 OF SECTION 1, T.4 S, R.4 E, S.B.M.

G.K. SANBORN  
LICENSED LAND SURVEYOR.  
JANUARY 1956 SCALE 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map consisting of one (1) sheet; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, lots A to J inclusive, and for the construction and maintenance of public utilities, the five (5') foot easements shown on the map as S.U.E.

WALNUT ESTATES INC. By W. H. Stentz President  
By J. M. Stentz Secretary

STATE OF CALIFORNIA } ss.  
COUNTY OF LOS ANGELES }  
On this 10th day of February 1956, before me LOIS L. CRUMMEY,  
a Notary Public in and for said County and State, personally appeared N. B. CLARK and J. M. Stentz known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My Commission expires April 30, 1957. Lois L. Crumme  
Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within map consisting of one (1) sheet for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes.  
W. M. Hoge  
County Tax Collector

Dated this 2nd day of February 1956. Lois L. Crumme Deputy

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11 day of January 1956, duly approved the annexed map, consisting of one (1) sheet of Desert Park Estates No. 5, and accepted on behalf of the public for purposes set forth in the offer of dedication, lots A to J inclusive and the five foot (5') Public Utility Easements.  
In Witness Whereof I have hereunto set my hand and affixed the seal of the City of Palm Springs this 8 day of February 1956.

Louise McCann  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, Calif.

I hereby certify that the annexed map consisting of one (1) sheet, was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 4 day of January 1956.

William A. Voth  
Secretary.

I hereby certify that I have examined the within map consisting of one (1) sheet; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

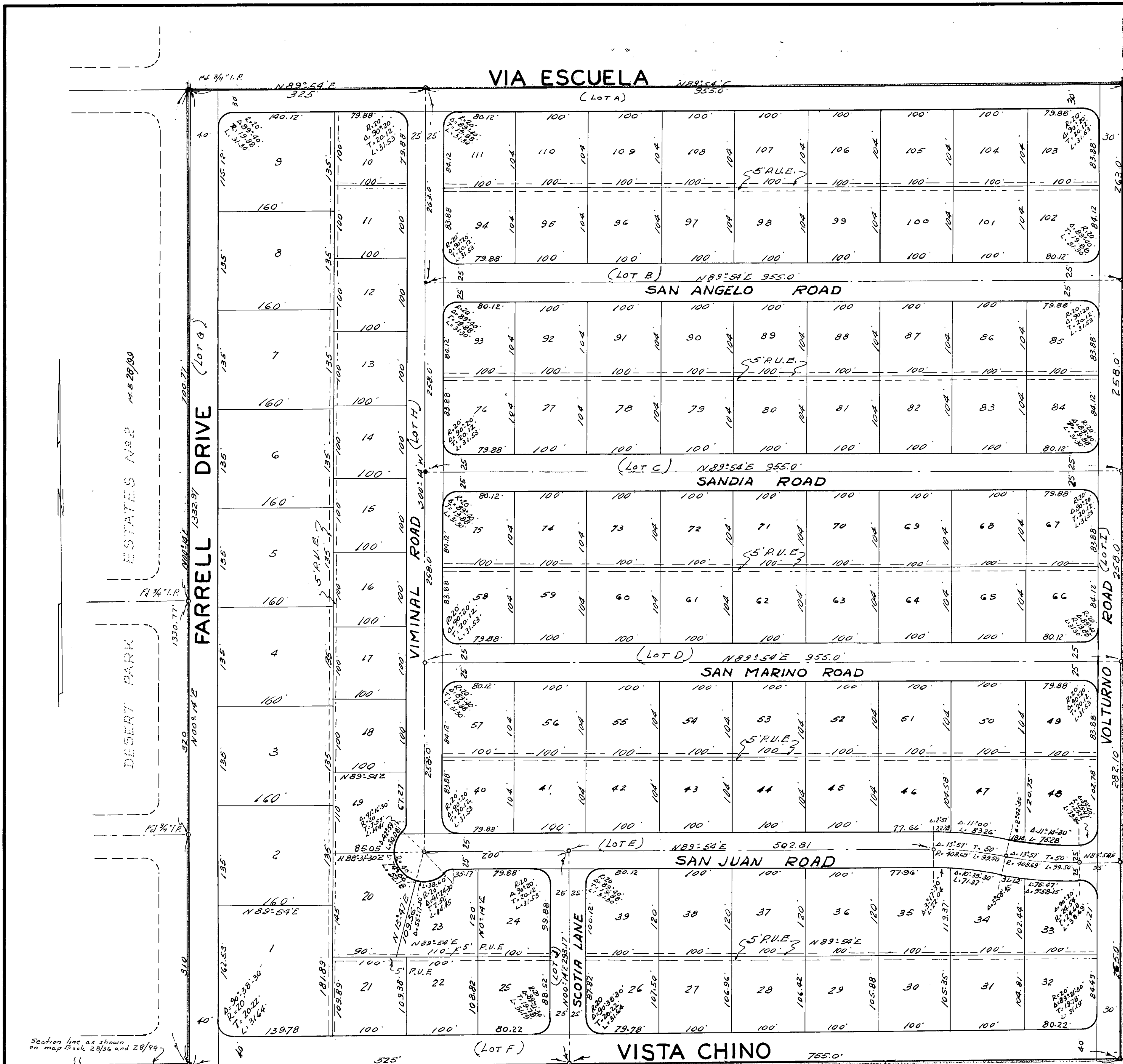
Frank B. Hamerschlag  
City Engineer R.E. 6630

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of one (1) sheet, correctly represents a survey made under my supervision during January 1956; that all monuments shown hereon actually exist or will be in place on or before April 1st, 1956, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344.

FILED  
March 1, 1956

No. 12-143-P at 3:30 P.M.  
JACK A. ROSS  
COUNTY RECORDER  
by O. A. [Signature] DEPUTY  
Fee: \$5.00 Filed by Riv. Title Co.  
Subd. Gtee - Riv. Title Co.



# DESERT PARK ESTATES NO.6

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.E. 1/4 and  
SW 1/4 of Section 1, T.4S; R.4E; S. B. B. and M.

G. K. SANBORN  
Licensed Land Surveyor  
March 1956 Scale 1"=100'

FILED

APRIL 7, 1956

No. 2001 at 2:30 P.M.

JACK A. ROSS

COUNTY RECORDER  
by D. A. Mead Deputy

Fee \$ 5.00

FILED BY COUNTY CLERK  
SUBDN G TEE - R.T. Co.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map consisting of (2) two sheets for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes, except taxes and Special Assessments now a lien but not yet payable, which are estimated at \$600.00.

Dated this 16 day of April 1956

V.M. HODE

County Tax Collector  
By [Signature] Deputy

I hereby certify that a bond in the sum of \$ 600.00 has been executed and filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of the annexed map consisting of (2) two sheets with the County Recorder are a lien against the property but not yet payable.

Dated this 23 day of April 1956

G. A. PEQUEGNAT  
County Clerk and ex-officio Clerk  
of the Board of Supervisors

By [Signature] Deputy

I hereby certify that I have examined the annexed map consisting of (2) two sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hamerich  
City Engineer R.T. #8630

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of (2) two sheets correctly represents a survey made under my supervision during March 1956; that all monuments shown hereon actually exist or will be in place on or before June 1st 1956, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor N:2344

NOTE: - Bearings are derived from the center line of Farrell Drive as shown on Map of Desert Park Estates N:4 M.B. 29/74. Riv. Co. Records.  
2x2x16 Redwood stakes tagged L.S. 2344. Set at all lot corners.  
o Indicates 1/2" x 30" iron pipes unless otherwise shown.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map consisting of two (2) sheets; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue borderline, and we hereby offer for dedication to public use for street purposes the areas designated as Lots 'A' to 'K' inclusive, and also offer for dedication for the construction and maintenance of public utilities the five (5) foot Public Utility Easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC

By [Signature] Pres.

By [Signature] Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 3rd day of April 1956 before me LOIS L. CRUMMEY a Notary Public in and for said County and State, personally appeared N. B. Clarke and J. M. Stentz known to me to be the President and Secretary of Walnut Estates Inc; the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lois L. CrummeY  
Notary Public in and for the County  
of Los Angeles, State of California

My Commission expires April 30, 1959

I Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 28th day of March 1956, duly approved the annexed map consisting of (2) two sheets of "Desert Park Estates N:6" and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to K inclusive and the five foot (5') Public Utility Easements.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 1st day of April, 1956.

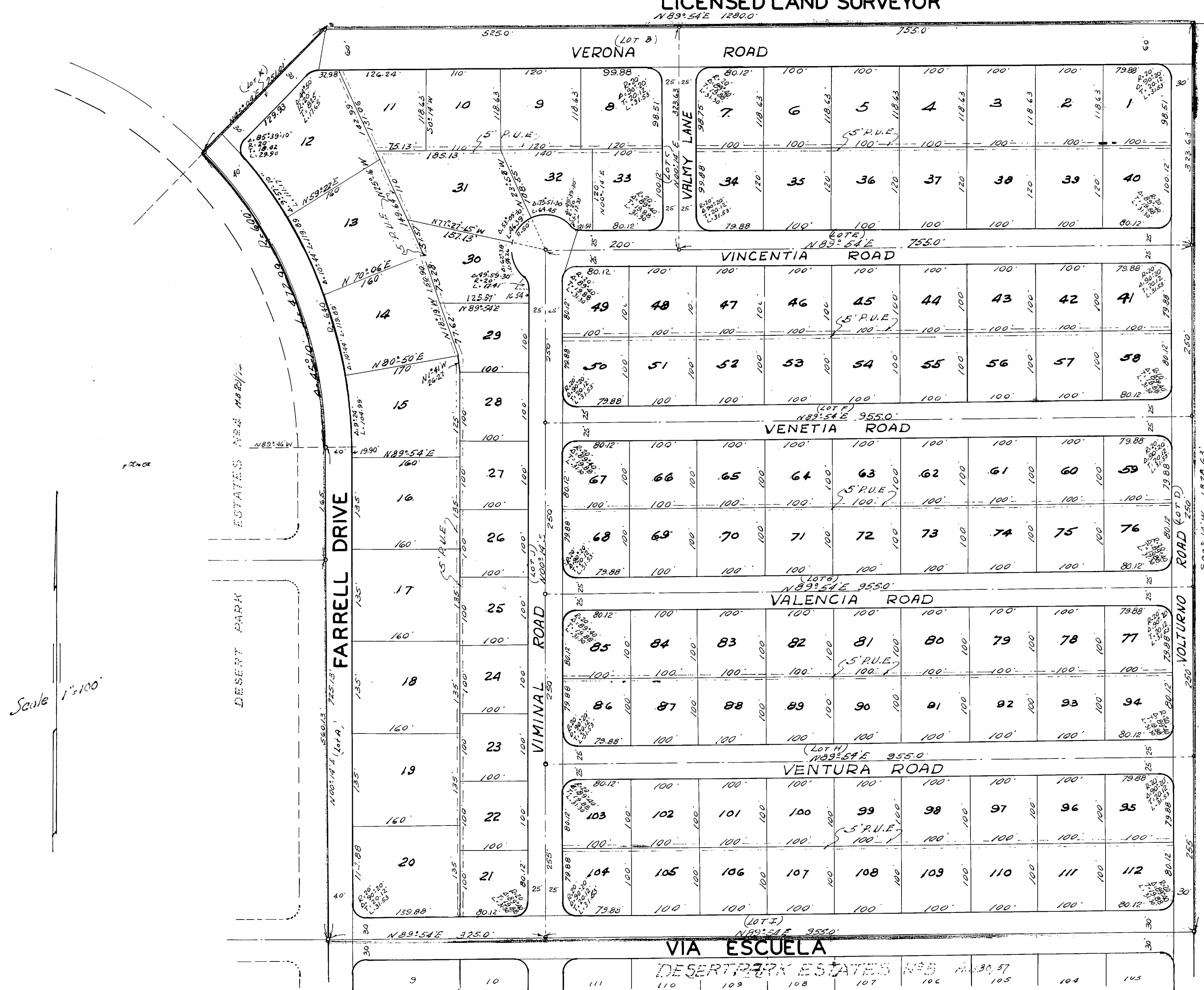
Louise McCann  
City Clerk and ex-officio Clerk of the  
City Council of the City of Palm Springs

I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 21 day of March 1956.

William H. Smith  
Secretary

MB 30/97

DESERT PARK ESTATES NO.6  
IN THE CITY OF PALM SPRINGS  
G.K.SANBORN  
LICENSED LAND SURVEYOR





347

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during June, 1957; that all monuments shown hereon actually exist or will be in place on or before January 1, 1958, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hamendelag  
City Engineer

R.I.P.  
E. 1/4 Cor

# DESERT PARK ESTATES NO. 7

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.E. 1/4 of Section 1, T.4S; R.4E; S.B.M.

G. K. SANBORN  
Licensed Land Surveyor  
June 1957 Scale 1/2" = 100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue borderline and we hereby offer for dedication to public use for street purposes Lots A to I inclusive and for the construction and maintenance of public utilities, the five (5) foot easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC. By W. M. Stentz President  
By J. M. Stentz Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }  
On this 15 day of November, 1957, before me LOIS L. CRUMMEY, a Notary Public in and for said County and State, personally appeared N. B. CHAPPEL and J. M. STENTZ, known to me to be the President and the Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My Commission Expires April 20, 1959  
Lois L. Crummeay  
Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes.

Dated this 15 day of November 1957  
V. M. Hyde Tax Collector  
By W. M. Stentz Deputy

I hereby certify that a bond in the sum of \$ has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.

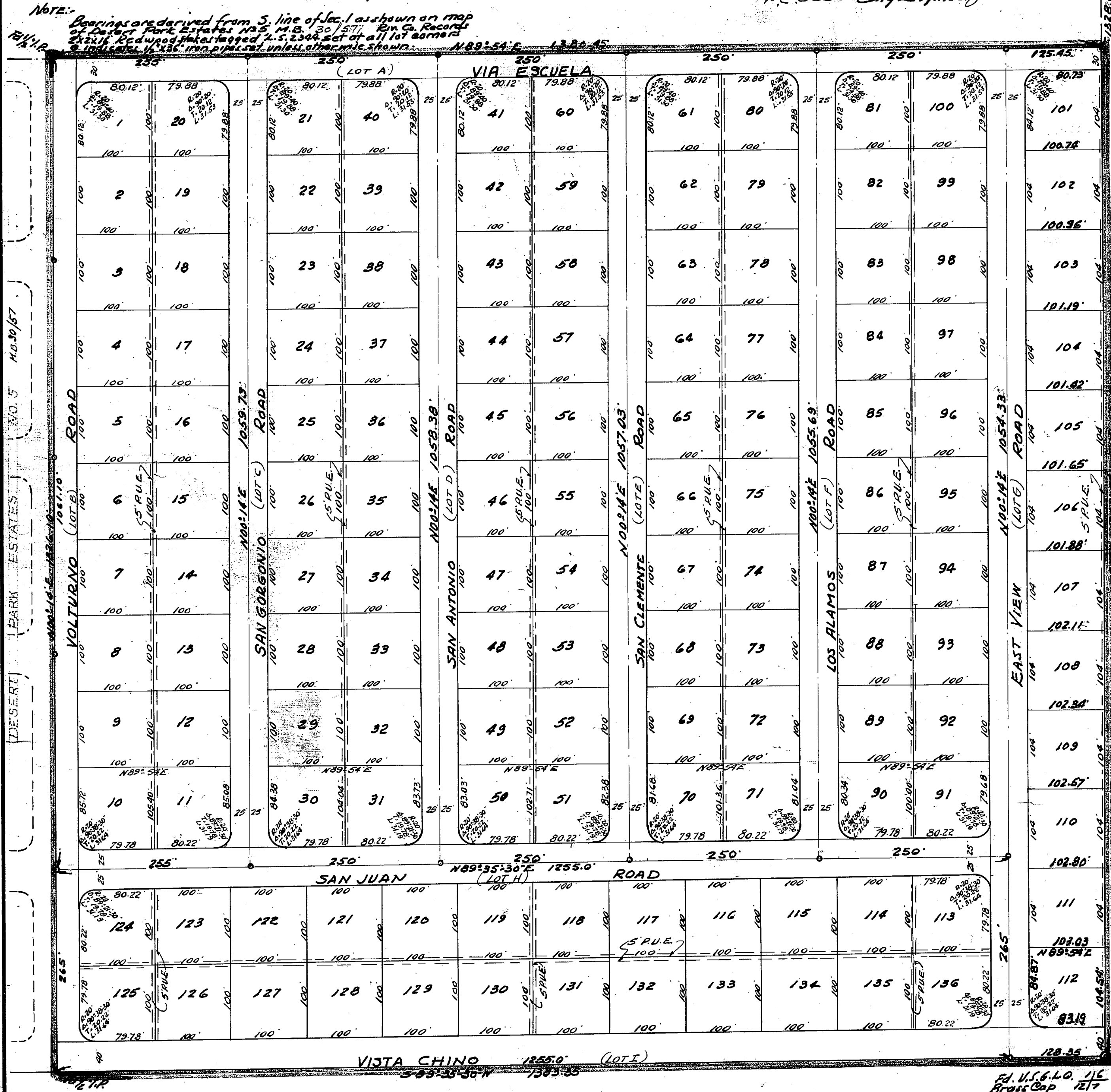
Dated this 15 day of November 1957  
G. R. Paquegnat  
County Clerk and ex-officio Clerk of the Board of Supervisors

By Mary G. Murtaugh Deputy  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council, at its regular meeting held on the 12 day of September 1957, duly approved the annexed map of Desert Park Estates No. 7 and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 5 day of November 1957  
Mary G. Murtaugh  
By W. A. Foster Deputy  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12 day of September 1957

W. A. Foster  
Secretary



## DESERT PARK ESTATES NO. 8

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of S.E. 1/4 of Section 1, T4S, R4E, S.B.M.

G.K. Sanborn

Licensed Land Surveyor  
February 1958 Scale 1"=100'

FILED

Sept. 17 1958

No. 1070 A

JACK A. ROSS

County Recorder

by D. J. [Signature]

Filed by Co. Clerk

Subdiv. &amp; Rec. - P.T.C.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue borderline and we hereby offer for dedication to public use for street purposes Lots A to J inclusive and for the construction and maintenance of public utilities, the five (5') foot easements shown on the map as 5' R.O.E.

WALNUT ESTATES INC. By W. M. Clarke President  
By J. M. Stentz Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 5th day of September 1958, before me LOIS L. CRUMMEY a Notary Public in and for said County and State, personally appeared N.B. Clarke and J.M. Stentz, known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Lois L. CrummeY  
Notary Public in and for the County of  
Los Angeles, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes, except taxes and Special Assessments now alien but not yet payable which are estimated at \$1000.00. Dated this 10th day of September 1958.

V. M. HYDE  
County Tax Collector

By [Signature] Deputy

I hereby certify that a bond in the sum of \$1000.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable. Dated this 5th day of September 1958.

G.A. PEQUEGNAT  
County Clerk and ex-officio Clerk  
of the Board of Supervisors

By C. Maurer Deputy

I, Mary G. Ringwald, City Clerk and ex-officio Clerk of the City Council, of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 27th day of August 1958, duly approved the annexed map of DESERT PARK ESTATES NO. 8 and accepted, on behalf of the public the foregoing dedications. IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 28th day of August 1958. MARY G. RINGWALD

By [Signature] Deputy  
City Clerk and ex-officio Clerk of the  
City Council of the City of Palm Springs

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alteration thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

[Signature]  
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during March 1958; that all monuments shown hereon actually exist or will be in place on or before Nov. 1st 1958, and their positions are correctly shown.

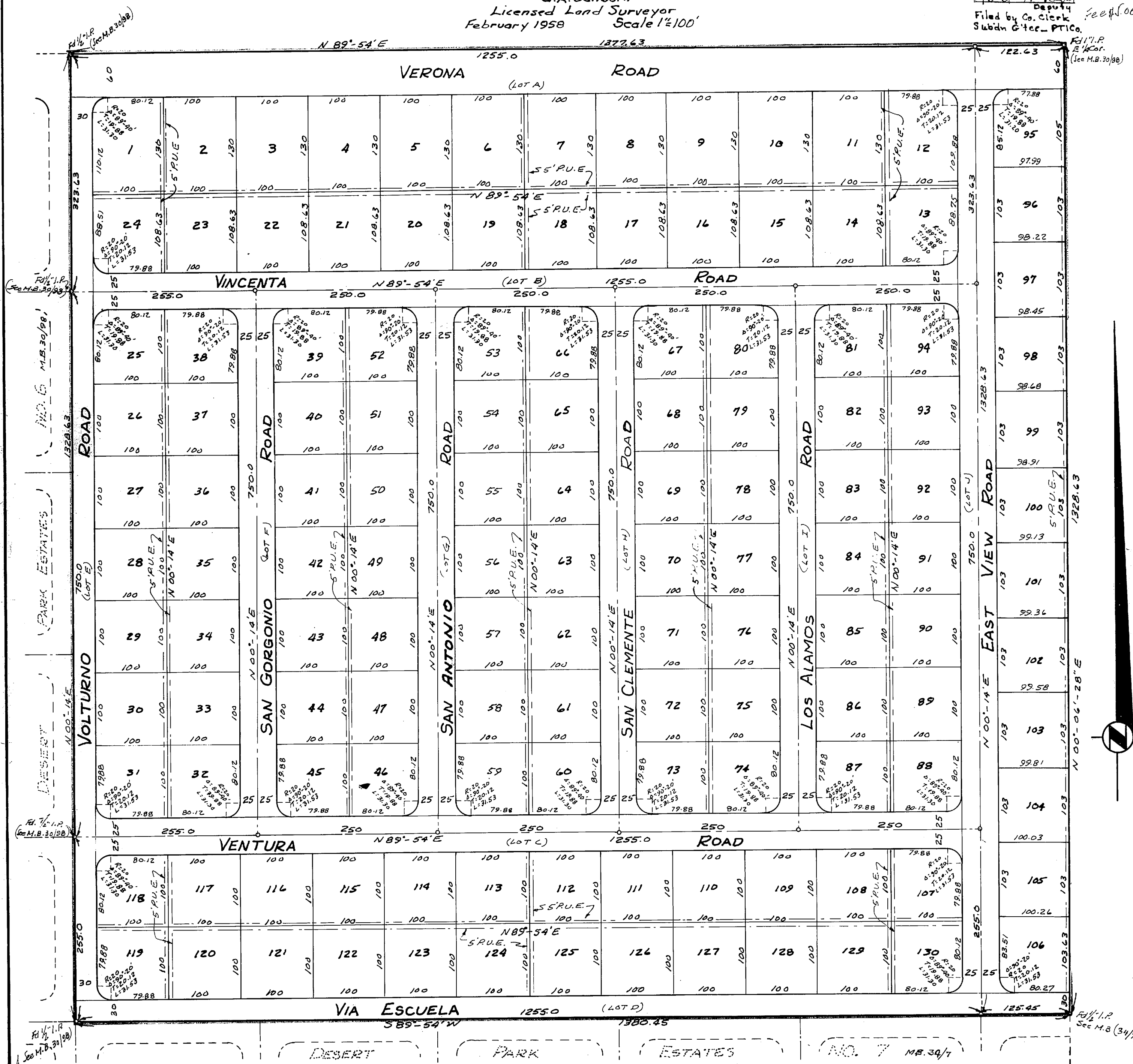
[Signature]  
Licensed Land Surveyor No 2344

## NOTE:-

Bearings are derived from the center line of Volturmo Road as shown on map of Desert Park Estates No. 6, M.B. 30/98, Rio. Co. Records. 2x2x16 Redwood Stakes set at all lot corners tagged L.S. 2344 o indicates 1/2 x 3/4" iron pipe unless otherwise shown.

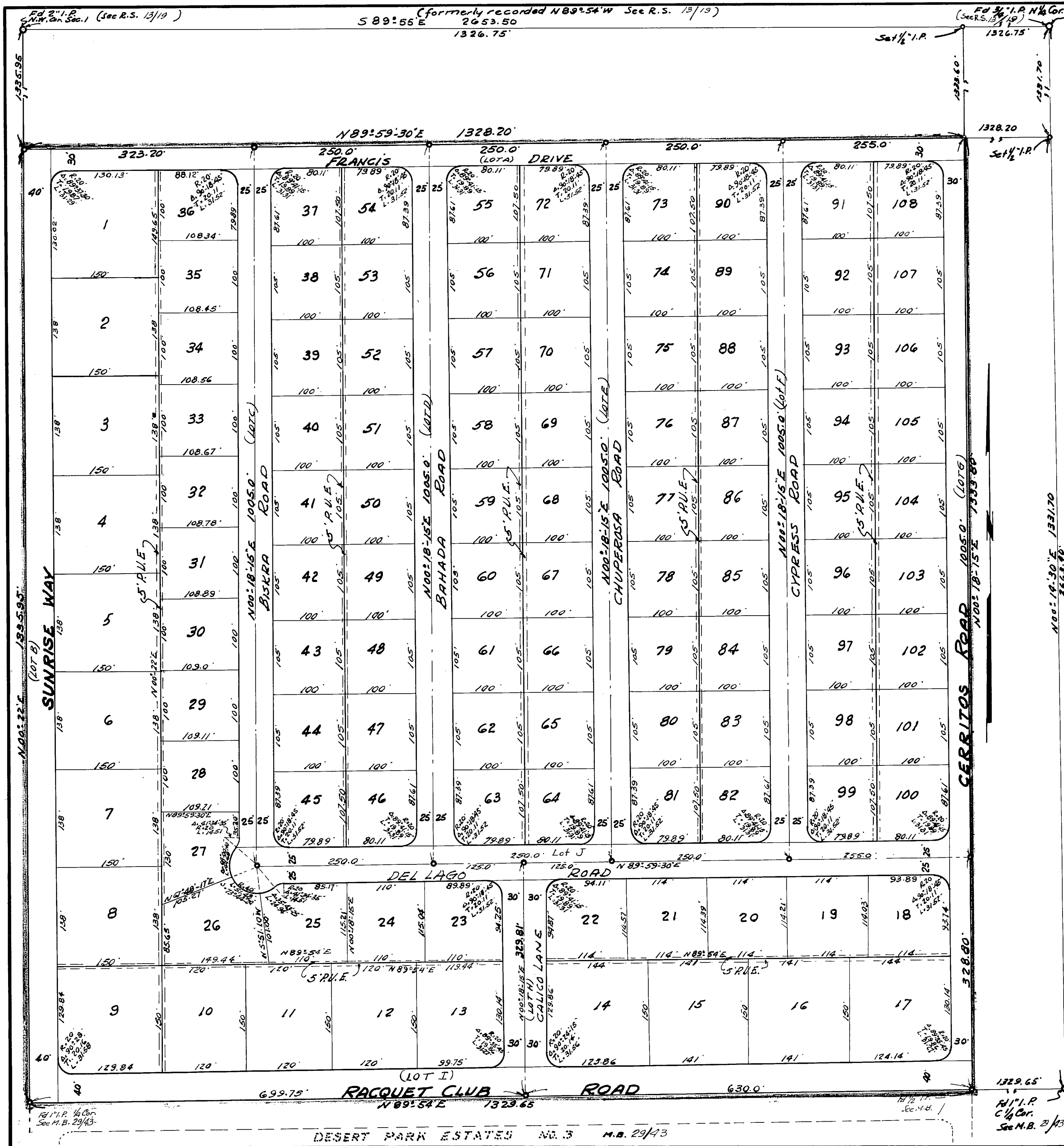
I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 3rd day of September 1958.

[Signature]  
Secretary





37/56



# DESERT PARK ESTATES NO. 9 IN THE CITY OF PALM SPRINGS

Being a subdivision of the S.W. 1/4 of the N.W. 1/4  
of Section 1, T.4S. R.4E, S.B.8. and M.

G. K. SANBORN  
Licensed Land Surveyor  
October 1956 Scale 1/2\"/>

FILED

February 8, 1957

No. 10122

at 1:40 P.M.

JACK A. ROSS

County Recorder

by D. A. [Signature]

Fee \$5.00 Deputy

filed by Riv. Title Co.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots 1 to Land I, and for the construction and maintenance of public utilities, the five (5) easements shown on maps 5' P.U.E. WALNUT ESTATES INC. by [Signature] President by [Signature] Secretary.

STATE OF CALIFORNIA } S.S.

County of Los Angeles }  
On this 4th day of February, 1957, before me, LOUIS K. CRUMMEY, a Notary Public in and for said County and State, personally appeared N.B. CLARKE and J.M. STENTZ, known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My Commission Expires April 20, 1959

[Signature]  
Notary Public in and for the County of  
Los Angeles, State of California

I, Louise McEarn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 23rd day of November, 1956, duly approved the annexed map of Desert Park Estates No. 9 and accepted on behalf of the public for purposes set forth in the offer of dedication Lots A to Land I and the five (5) foot Public Utility easements.  
In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 29th day of January, 1957.

[Signature]  
City Clerk and ex-officio Clerk of the City of Palm Springs  
State of California

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 21st day of November, 1956.

[Signature]  
Secretary

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes, or Special Assessments collected as taxes.

Dated this 8 day of February, 1957

V. M. HYDE  
County Tax Collector  
[Signature] Deputy

Thereby certify that a bond in the sum of \$ [ ] has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property shown hereon but not yet payable.  
Dated this [ ] day of [ ], 1957

G. A. PEQUEGNAT  
County Clerk and Ex-officio Clerk  
of the Board of Supervisors of  
Riverside County, State of California.

By [Signature] Deputy

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

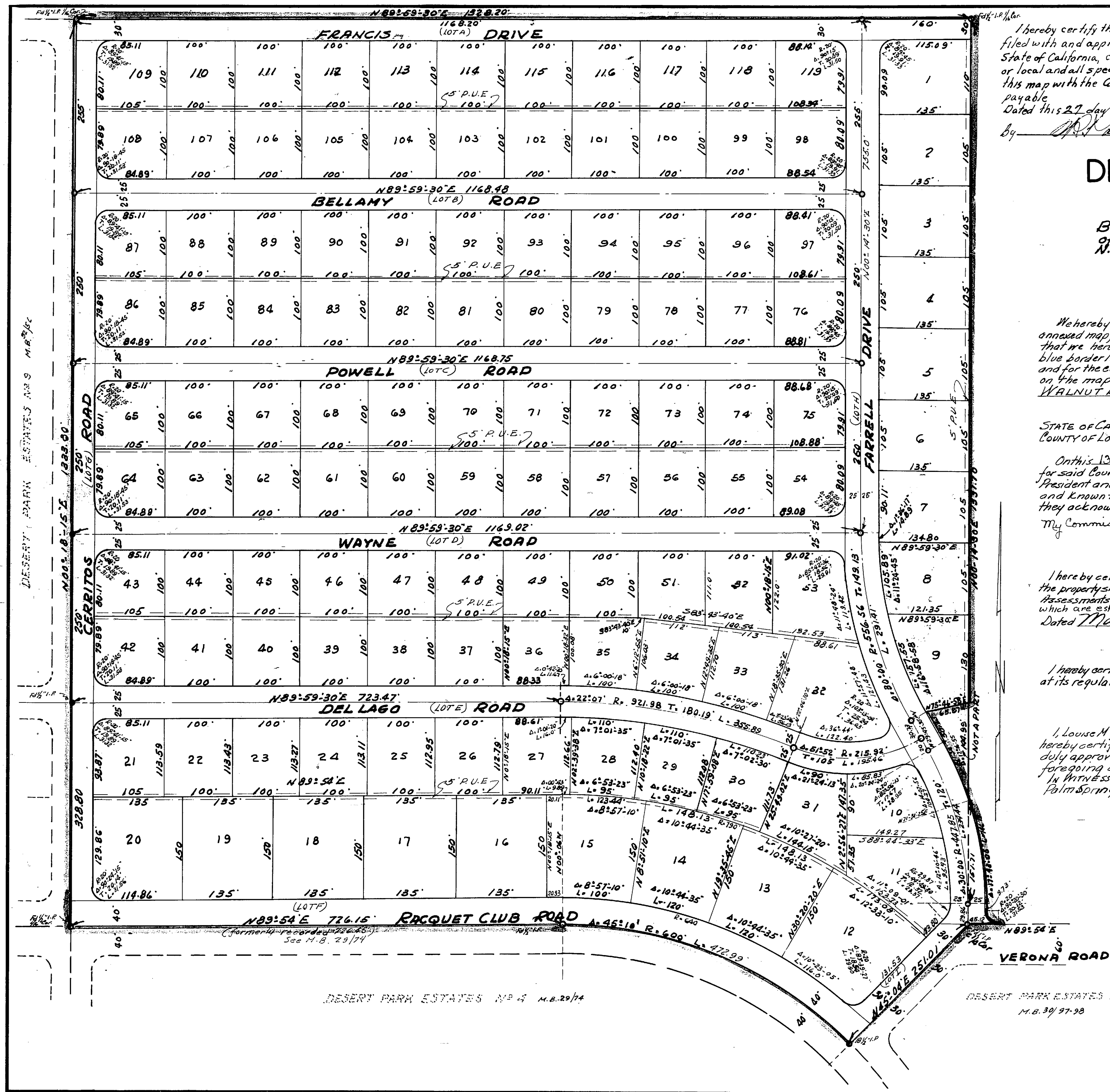
[Signature]  
City Engineer R.E. 8630.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during October 1956; that all monuments shown hereon actually exist or will be in place on or before February 15th, 1957, and their positions are correctly shown.

[Signature]  
Licensed Land Surveyor No. 2344.

NOTE: Bearings are derived from the 1/4 of Racquet Club Road as shown on Map of Desert Park Estates No. 3 M.B. 2x2x16' Redwood stakes tagged L.S. 2344 set at all lot corners. 0 indicates 1/2\"/>

33/20



I hereby certify that a bond in the sum of \$ 400.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, condition upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.

Dated this 27 day of May, 1957

By G. A. Dequegnat Deputy  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

**FILED**  
MAY 29 1957  
No. 33587 at 10:20 AM  
JACK A. ROSS  
County Recorder  
DEPUTY  
Fee \$ 5.00 Filed by Co. Clerk  
Subdn Gtee-RTCo.

## DESERT PARK ESTATES NO. 10

IN THE CITY OF PALM SPRINGS

Being a subdivision of the S.E. 1/4 of the N.W. 1/4 and a portion of the N.E. 1/4 of the S.W. 1/4 and a portion of the S.W. 1/4 of the N.E. 1/4 of Section 1, T. 4 S; R. 4 E; S. B. 13. and M.

G. K. SANBORN  
Licensed Land Surveyor  
December 1956 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes lots A to I inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC. By W. M. Clarke Pres. By J. M. Stantz Secy.

STATE OF CALIFORNIA } ss.  
COUNTY OF LOS ANGELES }

On this 13 day of May, 1957, before me, LOIS L. CRUMMEY, a Notary Public in and for said County and State, personally appeared N. B. Clarke and J. M. Stantz, known to me to be the President and Secretary of Walnut Estates Inc., the Corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said corporation and they acknowledged to me that such corporation executed the same.

My Commission Expires April 30, 1959.

Lois L. CrummeY  
Notary Public in and for the County of  
Los Angeles, State of California.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated to be \$ 400.00.

Dated May 21, 1957

V. M. HYDE  
County Tax Collector

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 6 day of March, 1957.

William A. Jost  
Secretary

I, Louise M. Carn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that said City Council at its regular meeting held on the 13 day of March, 1957, duly approved the annexed map of Desert Park Estates No. 10 and accepted on behalf of the public the foregoing dedications.

In Witness WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 7 day of May, 1957

Louise M. Carn  
City Clerk and ex-officio Clerk of the City Council  
of the City of Palm Springs, California.

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hamer  
City Engineer R.E. 8630.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during December, 1956; that all monuments shown hereon actually exist or will be in place on or before August 15<sup>th</sup>, 1957, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344

Note:-  
Bearings are derived from the  $\pm$  of Racquet Club Road as shown on map of Desert Park Estates No. 4, M.B. 29/74.  
2 1/2" x 16" Redwood stakes tagged L.S. 2344 set at all lot corners.  
O indicates 1/2" x 3/8" iron pipes unless otherwise shown.



FILED Nov. 21 1958 No. 84378 AT 1:50 P. M.  
 JACK A. ROSS By O. A. [Signature] Fee: \$5.00  
 County Recorder Deputy  
 FILED BY COUNTY CLERK SUBD'N. GTEE: PTICo.  
 Pioneer Title Co.

# DESERT PARK ESTATES NO. II

Being a subdivision of the N.W. 1/4, of the  
 N.W. 1/4, of Section 1, T.4S., R.4E., S.B.B. & M.

G. K. Sanborn  
 Licensed Land Surveyor  
 October 1958 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we here by offer for dedication to public use for street purposes Lots P to H inclusive and for the construction and maintenance of public utilities, the five(5) foot easements shown on the maps S.P.U.E.

WALNUT ESTATES INC. by M. Clarke President  
 by J. M. Stentz Secretary

STATE OF CALIFORNIA 2 S.S.  
 COUNTY OF LOS ANGELES

On this 14<sup>th</sup> day of Nov. 1958, before me LOIS L. CRUMMEY a Notary Public in and for said County and State, personally appeared N.B. CLARKE and J.M. STENTZ, known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Lois L. Crumney  
 Notary Public in and for the County  
 of Los Angeles, State of California.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes.

Dated this 20 day of Nov 1958.

V.M. HYDE  
 County Tax Collector

by M. C. White Deputy.

I hereby certify that a bond in the sum of \$1 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder is a lien against the property but not yet payable. Dated this 12 day of Nov 1958.

by G. A. PEQUEGNAT Deputy. County Clerk and ex-officio Clerk of the Board of Supervisors

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 31 day of October 1958, duly approved the annexed map of DESERT PARK ESTATES NO. II and accepted on behalf of the public the foregoing dedications. In WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 12 day of November 1958.

Mary G. Ringwald  
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

Thereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 15 day of October 1958.

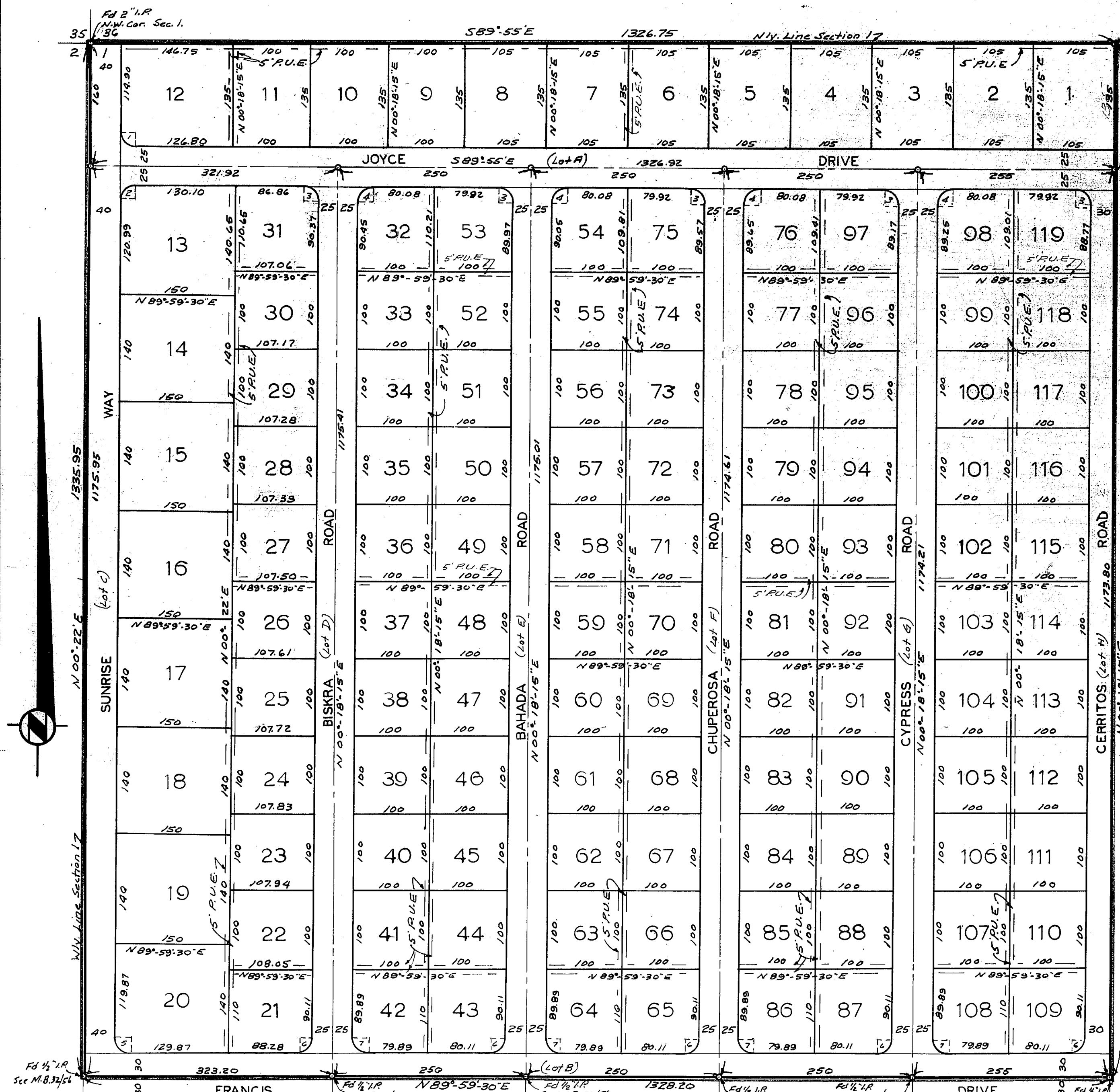
W. A. Foster Secretary.

I hereby certify that I have examined the annexed map; that the subdivision shown there on is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hamendy City Engineer P.E. 8630

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during October 1958, that all monuments shown hereon actually exist or will be in place on or before March 31<sup>st</sup> 1959, and their positions are correctly shown.

G. K. Sanborn  
 Licensed Land Surveyor No. 2344



Lot	Area	Area	Area
1	90° 11'	20	20.10
2	89° 33'	20	19.84
3	90° 13'-15"	20	20.08
4	89° 36'-45"	20	19.86
5	90° 22'-30"	20	20.13
6	89° 41'-15"	20	19.89
7	90° 18'-45"	20	20.11

Note:  
 Bearings are derived from the E of Francis Dr. as per map of Desert Park Estates # 9, M.B. 32/56.  
 2"x2"x16" Redwood stakes set at all lot corners tagged L.S. 2344.  
 O Denotes 1/2"x3/4" iron pipe set unless otherwise noted.

NO. 7

MB 36/15

FILED Nov 1 1958 No. 1111 AT 1:50 P.M.

JACK A. ROSS By O.G. DEWITT FEE: \$5.00

COUNTY RECORDER, Title Ins. Co. Deputy  
FILED BY COUNTY CLERK SUBDN. GEE: PTICo.**DESERT PARK ESTATES NO. 12**Being a subdivision of the NE 1/4 of the  
N.W. 1/4 of Section 1, T.4S, R.4E, S.B.B. & M.

G.K. Sanborn

Licensed Land Surveyor

October 1958 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we hereby offer for dedication to public use for street purposes Lots A to J inclusive and for the construction and maintenance of public utilities, the five (5') foot easements shown on the map as 5' R.U.E.

by M. Clarke President

WALNUT ESTATES INC.

by J. M. Stentz SecretarySTATE OF CALIFORNIA S.S.  
COUNTY OF LOS ANGELES S.S.

On this 14<sup>th</sup> day of Nov. 1958, before me L. CRUMMEY a Notary Public in and for said State and County, personally appeared N.B. CLARKE and J.M. STENTZ known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Lois L. Crummeay

Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes.

Dated this 20 day of Nov. 1958. by M. C. White Deputy, V.M. HYDE County Tax Collector

I hereby certify that a bond in the sum of \$\_\_\_\_\_ has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien against the property but not yet payable. Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1958. G.A. PEQUEGNAT

by \_\_\_\_\_ Deputy, County Clerk and ex-officio clerk of the Board of Supervisors

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 31 day of October 1958, duly approved the annexed map of DESERT PARK ESTATES NO. 12, and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 12 day of November 1958.

Mary G. Ringwald  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 15 day of October 1958.

W. A. Foster Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof that all provisions of State Law, and local ordinances have been complied with and I am satisfied that said map is technically correct.

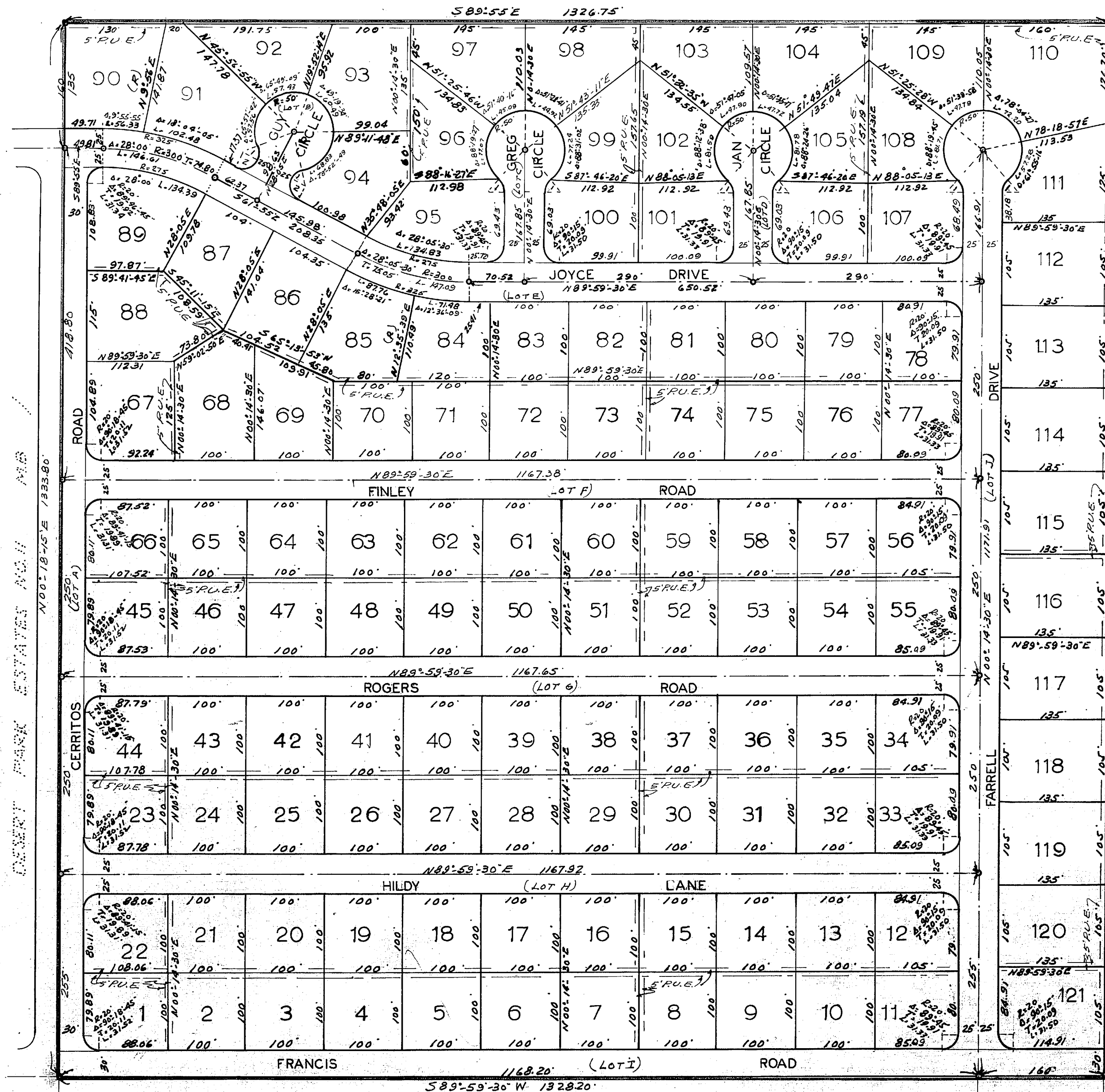
Frank B. Hammerslag City Engineer R.E. 8630.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during October, 1958, that all monuments shown here on actually exist or will be in place on or before March 31 1959, and their positions are correctly shown.

G.K. Sanborn Licensed Land Surveyor No. 2344.

Note:-

Bearings are derived from the E of FRANCIS DRIVE, as per map of Desert Park No. 10, M.B. 33/20 R.W. Co. Records.  
ixxix. Redwood Stakes set at all lot corners tagged L.S. 2344  
b Denotes 1/2" x 3/8" Iron Pipe set unless other wise noted.



CR 86-295 RAD. OF GREG CIRCLE CR 89-295 LOT 77  
CR 86-373 LOT 81 CR 91-175 LOT 32

DESERT PARK ESTATES NO. 10

M.B. 33/20

NO. 7 MB 36/16



<b>NAME</b>	Sunmor Estates	Map # 43
<b>DATE</b>	1955	
<b>DEVELOPER</b>	A.R. Simon and Merrill Brown	
<b>BOUNDARY</b>	Eastern portion of Playmor Avenue and Livmor Avenue, Morsun Circle, and Arline Drive.	
<b>ARCHITECT</b>	Wexler & Harrison	
<b>DEVELOPMENT HISTORY</b>	<p>During WWII, the area now occupied by Sunmor Estates was part of the Palm Springs Army Airfield as a site for several “Tie Down” or hardstand stations for aircraft.<sup>132</sup> In 1955 the local Sands Realty and Development Corporation consisting of Abram Robert (A.R.) Simon and Merrill Brown subdivided the first phase of Sunmor Estates, a 55-parcel tract including the eastern portion of Plaimor Avenue and Livmor Avenue, Morsun Circle, and Arline Drive.<sup>133</sup> Simon was a realtor in the city and Brown was a Judge in the Indio Superior Court.<sup>134</sup></p> <p>The vision for Sunmor Estates appears to have been much larger than the reality. <i>The Los Angeles Times</i> reports the venture as a “\$50 million project.”<sup>135</sup> The July-August issue of the <i>Villager</i> describes the development as 213 acres, and the tract map refers to the area as “Sunmor Estates No. 1;” however, no subsequent tracts were ever registered. A 1955 <i>Villager</i> advertisement identifies areas of planned future construction north of Tahquitz Canyon (formerly McCallum Way) almost as far west as Sunrise Way; and south of Tahquitz Canyon as far south as Ramon Road. Yet only the initial twenty acres were built out, and Simon’s plan to follow the initial 55 homes with 100 more was never realized.<sup>136</sup> Sunmor Estates was notable for its paved streets and rolled curbs, which were not standard in Palm Springs developments subdivided before the war.</p> <p>Sunmor Estates was envisioned by A.R. Simon as part of a combination residential and commercial development with a modern, \$10,000,000, 22-acre landscaped pedestrian mall and shopping center at Tahquitz Canyon and Farrell Drive.<sup>137</sup></p> <p>Local builder Robert “Bob” Higgins was engaged to build “a neighborhood of affordable modernist tract homes.”<sup>138</sup> Sunmor Estates included two-, three-, and four-bedroom plans.<sup>139</sup> According to the <i>Palm Springs Villager</i>, Wexler &amp; Harrison designed the Mid-century Modern-style homes.<sup>140</sup> The post-and beam homes featured colored rock roofs, extra-wide overhangs, large expanses of glass and sliding glass doors, and large covered patios.<sup>141</sup></p> <p>Although Sunmor Estates was clearly envisioned as a series of tract homes, ads tout the houses as “individually designed and decorated.”<sup>142</sup> Ads also suggest that the developers were willing to sell unimproved property in the subdivision. In 1957, the Sunmor Estates property was sold to fellow developers George and Robert Alexander of the Alexander</p>	

<sup>132</sup> Historic Site Preservation Board #40 Plaque.

<sup>133</sup> Although Sunmor Estates is often colloquially referred to as including The Alexander Company houses developed as the Enchanted Homes tract, this sub-theme refers only to the original Sunmor Estates homes.

<sup>134</sup> Judge Merrill Brown would later be one of three judges criticized for the handling of Agua Caliente lands in the late 1960s, “Equal Rights for Agua Caliente Indians Asked,” *Los Angeles Times*, June 1, 1968, B1.

<sup>135</sup> “Palm Springs Home Project,” *Los Angeles Times*, June 26, 1955, F15.

<sup>136</sup> “Palm Springs Home Project,” *Los Angeles Times*, June 25, 1955, F15.

<sup>137</sup> “Center Planned at Resort City,” *Los Angeles Times*, August 17, 1958, F12.

<sup>138</sup> Sunmor Neighborhood, [www.sunmorestates.com/#!about/cjn9](http://www.sunmorestates.com/#!about/cjn9) (accessed December 5, 2014).

<sup>139</sup> Additional research is needed to confirm the number of models, plans, and layout of the development.

<sup>140</sup> *Palm Springs Villager*, July-August, 1955.

<sup>141</sup> “Sunmor Estates Advertisement,” *Palm Springs Villager*, October, 1955, 4.

<sup>142</sup> Sunmor Estates Advertisement, *Palm Springs Villager*, September, 1955, 9.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings



	Construction Company; the property became part of the Alexander's adjacent Enchanted Homes development (subdivided in 1957). <sup>143</sup>
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<sup>143</sup> In his book *The Alexanders*, James R. Harlan refers to the Alexander development here as Sunmor Estates, rather than its official tract name Enchanted Homes. There is currently no evidence that the Alexanders ever marketed them under the Sunmor name. The reason for the sale is currently unknown. Simon may have decided that he preferred commercial instead of residential development, or he may have needed the cash to fund new projects. Simon expanded the nearby commercial shopping center in 1964, creating the first air-conditioned mall with an ice skating rink in Southern California. "Shopping Centers Showing Surge," *Los Angeles Times*, January 19, 1964, K1.

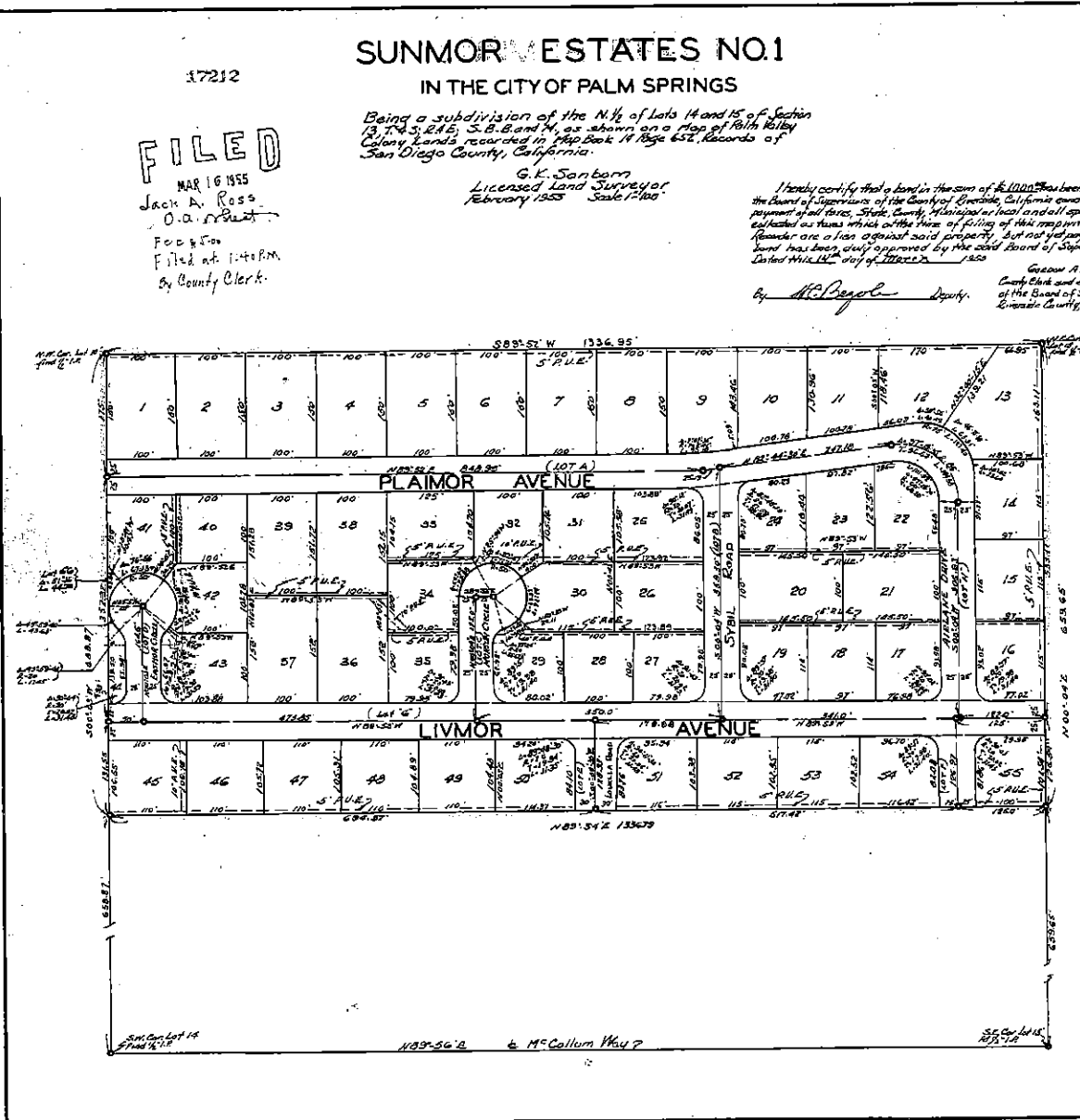
**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

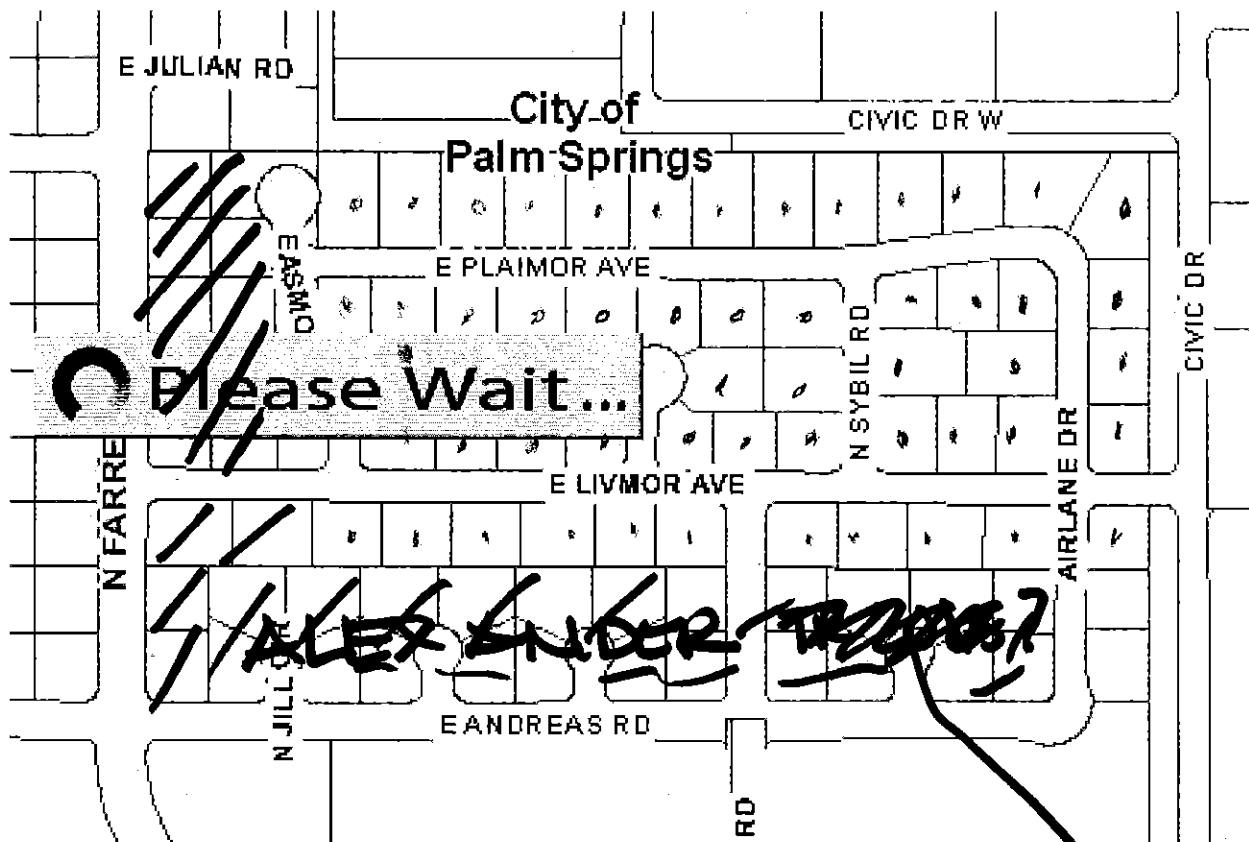
## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

Notes:  
Bearings are derived from the coordinates of McCallum Bay as shown on a map of  
San Jacinto Estates, N.B. 21, Pages 4 and 4B, Riv. Co. Records.  
E12 & 16 Redwood stakes tagged J. S. 3944 set at all lot corners.  
Individual N. 1 & 30 stakes ~~are~~ <sup>are</sup> ~~not~~ <sup>are</sup> otherwise shown.





SUMNER EST #1 1955

ENCHANTED  
HOMES

NOT PART OF DEVELOPMENT

<b>NAME</b>	Twin Palms Estates	Map # 44
<b>DATE</b>	1955	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	Irregular boundary: south side of E. Twin Palms Drive and La Jolla Road on the north, intersection of S. La Verne Way and S. Camino Real on the south, west side of Via Aguila between La Jolla Road and S. La Verne Way on the east	
<b>ARCHITECT</b>	Palmer & Krisel	
<b>DEVELOPMENT HISTORY</b>	<p>The first Alexander Construction Company residential development in Palm Springs was Twin Palms Estates (a.k.a. Smoke Tree Valley Estates, El Camino Estates, and Royal Desert Estates). Twin Palms Estates was subdivided in 1955; the homes were constructed between 1957 and 1958 and designed by Palmer &amp; Krisel. Krisel also served as the landscape architect for the development.<sup>144</sup> Sited on 10,000-square-foot lots and assembled on 40 x 40 foot concrete pads, the tract of more than ninety homes was built in three phases: the first two in the Twin Palms Estates I and II tracts and the third comprised 19 houses in the middle of the adjacent El Camino Tract in 1957.<sup>145</sup> Two variations (plans A and B) were offered of essentially one square floor plan with a utility core at the center; exterior options included several Mid-century Modern designs with different rooflines (butterfly, gable, and flat). This provided construction efficiency, the appearance of individuality for the buyer, and an engaging visual cadence for the streetscape.<sup>146</sup></p> <p>Twin Palms received national recognition in the architectural trade press. It was lauded by <i>Progressive Architecture</i> in March of 1958 for artfully addressing the profession's issues with much postwar tract home design by flipping the plans, and using variations in orientation and fenestration to "...consciously minimize the tract look."<sup>147</sup> The square floor plan was key to Palmer &amp; Krisel's economical work for the Alexanders in Palm Springs. After visiting a concrete tradesman, Krisel learned that a flat slab with only four corners would be the least expensive to construct. Although his Los Angeles designs were rectangles, Krisel remembers, "'When I went to Palm Springs they became squares. Square was more efficient than a rectangle because it encompassed more square footage with the least amount of perimeter with four corners."<sup>148</sup></p>	

<sup>144</sup> Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954.

<sup>145</sup> This number comes from the Harlan book and appears to include a branch of another tract.

<sup>146</sup> Sian Winship, "Quality and Quantity: Architects Working for Developers in Southern California, 1960-1973 (MHP Thesis, University of Southern California, 2011), 192. This technique was a classic feature of Palmer & Krisel-designed developments, including Midland La Mirada (1955) in Fullerton, California that won the National Association of Home Builders Award (NAHB) of Merit in January 1956, as well as awards from the Home Building Institute and *American Builder* magazine.

<sup>147</sup> "Speculative Builders Houses: Palm Springs, California," *Progressive Architecture*, March 1958, 146.

<sup>149</sup> "Palm Springs; North End is a Black Enclave Amidst Resort Town's Opulence," *Press Enterprise*, May 27, 1979, B1.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP



IN THE CITY OF PALM SPRINGS  
Being a subdivision of the West one half of the Northwest  
one quarter of the Northeast one quarter of Section 26, T4S, R.4E, S.

NOV 2, 1955  
Jack & Ross  
O. a. wheat  
Fee \$500  
Filed at 11:30 A.M.

Gary Alexander  
Mildred Clifton

My Commission expires \_\_\_\_\_  
Notary Public in and for the County  
of Los Angeles, State of California.

Secretary  
 Chief Clerk of the City Council of the City

Lois McEwen  
City Clerk and Ex-officio Clerk of  
the City Council of the City of  
Palm Springs, California.

1956 V.M. Nade County Tree Collector

and in the sum of \$\_\_\_\_\_ has been made to the Board of Supervisors of the County of Kings, to be used upon the payment of all taxes, State, County and local assessments collected as far as which a

Frank B. Homewick  
City Engineer R.R. # 8630

Land Surveyor of the State of California;  
It is a survey made under my supervision  
that all the monuments shown herein  
are as or before Dec. 15<sup>th</sup> 1965, and

Note: Bearings are derived from the S of Cannon Road, being the West line of the Ely of the N.W. 1/4 of Sec 26, as per map on file in the City Engineer's office, City of Palm Springs. N 75° 00' E.

2 1/2" Redwood sleepers, topped 4 1/2" x 4 1/2" not at all 1st corners.

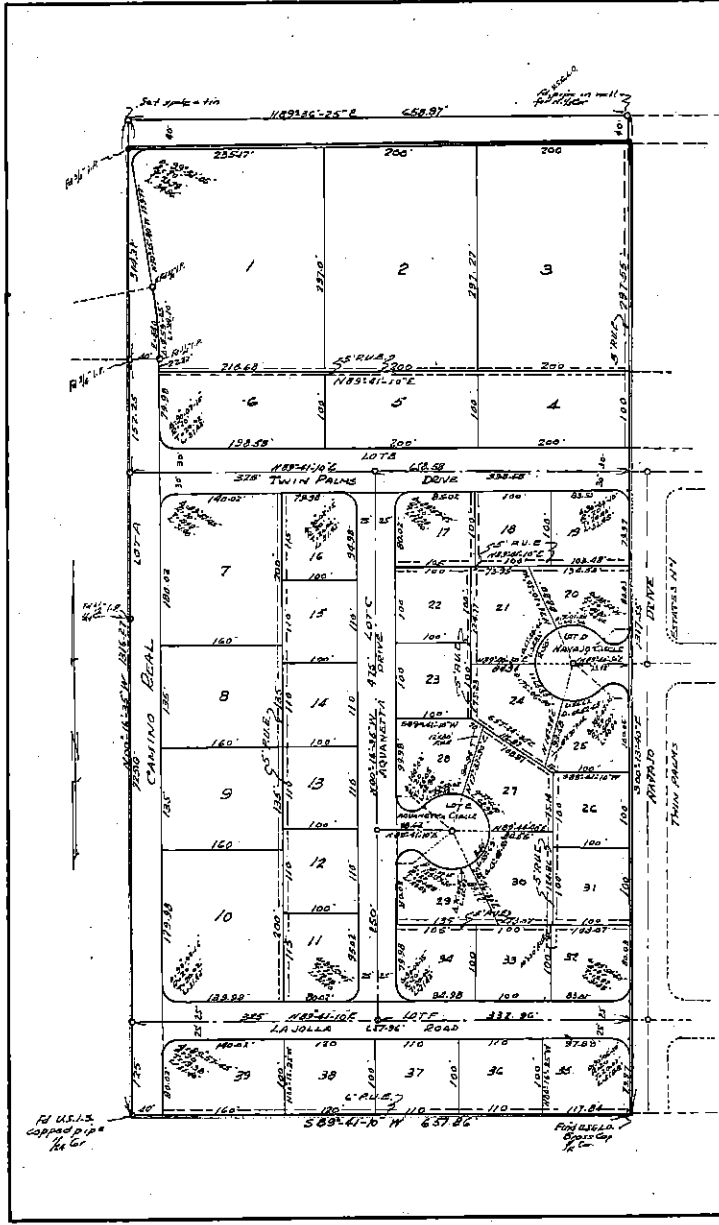
○ denotes 3/4" x 5 1/2" iron pipe unless otherwise shown.

Nº 7. 145 29/77



TWIN PALMS App B - 152 PSK

29/78



FILED

NOV 7 1955  
 Jack A. Ross  
 O.A. Ross  
 F.C. Ross  
 Filed at 4:35 P.M.  
 Filed By Land Title Ins. Co.

# TWIN PALMS ESTATES NO. 2 IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the E 1/4 of the NE 1/4 of  
 the NW 1/4 of Section 28, T4S, R4E, S 1/4, S 1/4, S 1/4  
 G. K. Sandborn  
 Licensed Land Surveyor  
 August 1955 Scale 1"=100'

JERRY NATHANSON

We hereby certify that we are the owners of the land included  
 within the subdivision shown herein; that we are the only persons whose  
 interests are necessary to be shown in this map and we  
 hereby certify to the making and recording of this map and subdivision  
 as shown within the blue border line, and we hereby offer for dedication  
 to public use for that purpose lots 19 and 20 inclusive, and for construction  
 and maintenance of public utilities the five (5) and six (6) foot  
 easements shown by broken lines as 5' and 6' E.U.S.

Jerry Nathanson

STATE OF CALIFORNIA  
 County of Riverside

On this 21st day of October, 1955, before me, Thomas W. Dink  
 a Notary Public in and for said County and State, personally appeared  
Jerry Nathanson

Known to me to be the persons who executed the within instrument,  
 and they acknowledged to me that they executed the same  
 in witness whereof, I have hereunto set my hand and affixed  
 my official seal this day and year in this certificate, in the  
 presence of:

My commission expires May 27, 57 Thomas W. Dink  
 Notary Public in and for the County of  
 Riverside, State of California.

I hereby certify that the annexed map was duly approved by  
 the Planning Commission of the City of Palm Springs at its  
 regular meeting held on the 13th day of September, 1955

William J. Smith  
 Secretary

I, Louise McCann, City Clerk and ex-officio clerk of the City Council  
 of the City of Palm Springs, State of California, hereby certify that said  
 City Council, at its regular meeting held on the 13th day of September,  
 1955, duly approved the annexed map of Twin Palms Estates No. 2,  
 and accepted on behalf of the public for purposes set forth in the  
 offer of dedication, the foregoing dedications.

Louise McCann  
 City Clerk and Ex-officio Clerk of  
 the City Council of the City of Palm Springs.

I hereby certify that I have examined the within annexed map,  
 that the subdivision shown therein is substantially the same  
 as it appeared on the tentative map or the approved alterations  
 thereof, and that all requirements of State law and local ordinances  
 have been complied with, and I am satisfied that said map is  
 technically correct.

Frank B. Jamieson  
 City Engineer R.E. 0630

I hereby certify that I am a Licensed Land Surveyor of the State  
 of California; that this map correctly represents a survey made  
 under my supervision during July and August of 1955; that  
 all measurements shown herein are true and correct, or will be in place  
 on or before Dec. 15, 1955, and the portions are  
 correctly shown.

G. K. Sandborn  
 Licensed Land Surveyor No. 12998

I hereby certify that according to the records of this office, as of this date, there  
 are no liens against the property shown on the annexed map for unpaid State,  
 County, Municipal or local taxes or special assessments collected or levied;  
 and that no special assessments have been levied against the property shown  
 on the annexed map.

Witness my hand and seal this 21st day of November, 1955. H.M. Hrade  
 County Tax Collector  
John H. Hrade Deputy

I hereby certify that I am a Licensed Land Surveyor of the State  
 of California; that this map correctly represents a survey made  
 under my supervision during July and August of 1955; that  
 all measurements shown herein are true and correct, or will be in place  
 on or before Dec. 15, 1955, and the portions are  
 correctly shown.

NOTE:  
 Bearings are derived from the S. of Camino Real as shown by a map  
 on file in the City Engineer's Office of the City of Palm Springs. R.E. 88  
 2 1/2" x 1 1/2" reduced State tagged L.S. 2884 set of all lot corners.  
 0 indicates 3/4" iron pipe unless otherwise shown.

No 7 MB 29/78

TWIN PALMS ESTATES NO.3

FILE

JAN 14 1959  
JAN 14 1959  
JAN 14 1959  
JAN 14 1959  
JAN 14 1959  
JAN 14 1959

V.M. HYDE  
 County Tax Collector  
 By *[Signature]* Trade's agent

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title said land; and we hereby consent to the division and filing of said map, and to all that is shown within the blue border line, and we hereby offer the dedication to public use for street purposes, lot A to E inclusive, and for the construction and maintenance of public utilities, the five (5) foot easements, shown on the map as SIDEW.

~~1958, G.A. PERCECOT  
County Clerk and ex-officio  
Clerk of the Board of Supervisors~~

Stanton  
Licensed Land Surveyor, No 2344

STATE OF CALIFORNIA } ss.  
COUNTY OF FRESNO

On this 12 day of January, 1899 before me, Patrick  
Bradley, a Notary Public in and for said County and  
State, personally appeared Jesse Nathanson and  
Levinus Braaman, known to me to be the persons whose  
names are subscribed to the within instrument and they  
acknowledged to me that they executed the same.

Deteth D. Dawson  
Notary Public in and for the  
County of Riverside, State  
of California.

I, Mary B. Ringwold, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, certify that said City Council at its regular meeting held on the 9th day of July 1968, duly approved the annexed map of THIRTY EIGHTS N 43, and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 12 day of Dec. 1958.

58. May B. Ringwald  
City Clerk and ex-officio clerk  
of the City Council of the City  
of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs, at its regular meeting held on the 22nd day of July 1958.

W. L. Miller  
Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereto; that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hamenick  
City Engineer R.E. 8630

№	$\alpha$	$R$	$T$	$L$
1	$89^{\circ}47'45''$	20	19.92	31.38
2	$90^{\circ}12'15''$	20	20.07	31.68
3	$49^{\circ}44'11''$	20.16	9.33	17.48
4	$50^{\circ}05'39''$	19.85	9.27	17.24

Sec Map 602-E  
Rm County Surveyors Office

<b>NAME</b>	Crossley Tract	Map # 45
<b>DATE</b>	1956	
<b>DEVELOPER</b>	Lawrence Crossley	
<b>BOUNDARY</b>	34 <sup>th</sup> Avenue to the north, Martha Street to the south, the west side of Lawrence Street to the west, and the east side of Marguerite Street on to the east.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>This twenty-acre tract was subdivided by Palm Springs' first African-American resident, Lawrence Crossley (1899-1962). It was located in an area that was east of the city limits at the time of its subdivision. It was bordered by 34<sup>th</sup> Avenue to the north, Martha Street to the south, the west side of Lawrence Street to the west, and the east side of Marguerite Street on to the east. The 77-parcel development was composed of a series of modest Minimal Traditional-style homes.</p> <p>Crossley intended the subdivision to be for African-American families who were largely barred from living in other Palm Springs developments by racial restrictions. African Americans had migrated to Palm Springs in earnest during the mid-1940s when the oil fields of Texas offered little promise. Those who came primarily found work as domestic servants.<sup>149</sup></p> <p>As a result of these restrictions, prior to the subdivision of the Crossley tract, African-Americans and Mexican Americans all lived in Section 14 (also known as "the reservation") "...in a cluster of unpaved streets, jumbled shacks, no street lights and outside toilets."<sup>150</sup> When "the reservation" was closed by the city and county health department in the early 1960s, African-Americans in Palm Springs migrated to outlying areas such as the Desert Highland Estates Tract (1951) north of the city where homes were relatively inexpensive and the Federal Housing Authority (FHA) offered low-interest loans.<sup>151</sup> The area was not annexed into Palm Springs until the mid-1960s. By 1984, Desert Highland Estates and nearby Gateway Estates (1960) had become the heart of the African-American residential community in Palm Springs.<sup>152</sup></p>	

<sup>149</sup> "Palm Springs; North End is a Black Enclave Amidst Resort Town's Opulence," *Press Enterprise*, May 27, 1979, B1.

<sup>150</sup> Wendell Green, "Plan Negro Eviction from Palm Springs," *Los Angeles Sentinel*, October 5, 1961, A1.

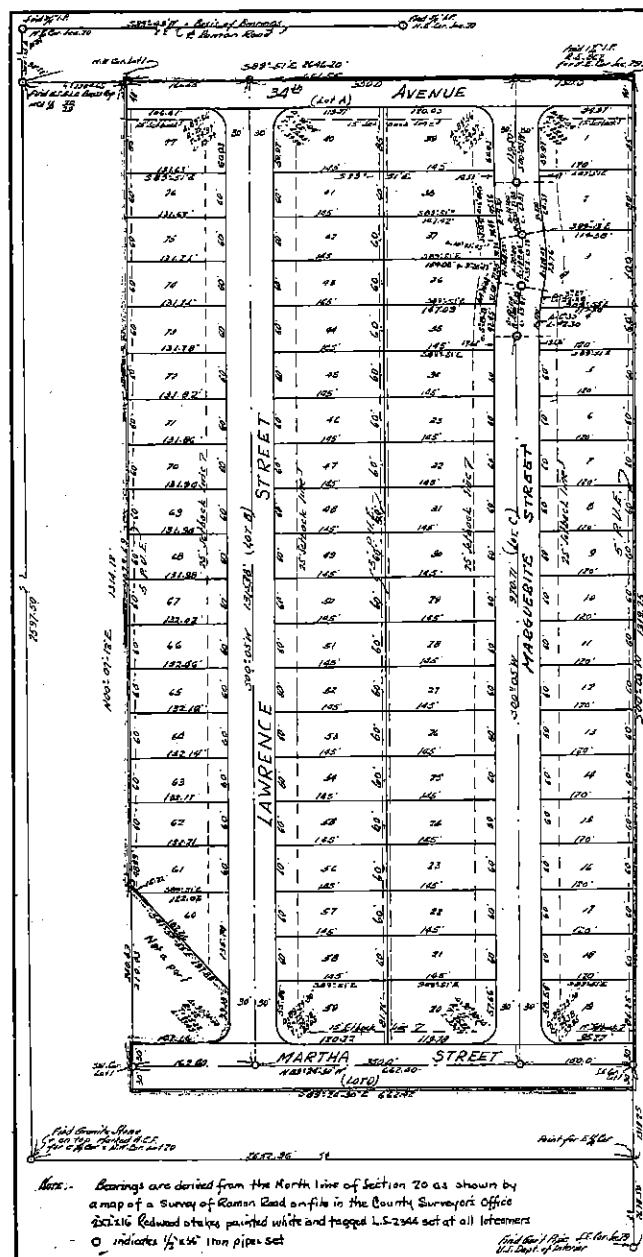
<sup>151</sup> "The Other Side of Palm Springs," *Los Angeles Times*, November 5, 1984, F1.

<sup>152</sup> "The Other Side of Palm Springs," *Los Angeles Times*, November 5, 1984, F1.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings



# CROSSLLEY TRACT

Being a subdivision of Lot 1 and the Northern 30 feet of Lot 16 of Section 29, T.4S., R.5E.; S.B.M. of Palo Verde Colony Lands as shown on a Map on file in Map Book 14, Page 652, Records of San Diego County, State of California.

G. K. Sarbarn  
Licensed Land Surveyor  
October 1953 Scale 1" = 100'

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held on the 13 day of December, 1956

Harold J. Evensen  
Secretary

The County of Riverside, State of California, by and through its duly authorized officers hereby approves this final map and accepts the foregoing dedications, except Lots A, B, C, and D which are not accepted as County Roads.

Dated this 17th day of December, 1956

County of Riverside, State of California  
by [Signature]  
Chairman of the Board of Supervisors.

Street  
S. F. Housen  
County Clerk and Official Clerk of  
the Board of Supervisors  
by [Signature] Deputy.

I hereby certify that according to the records of this office as of this date; that there are no liens against the property shown on the annexed map for unpaid State, County or local taxes or special assessments collected as taxes.

Dated this 12th day of December, 1956

V. M. Hvoz  
County Tax Collector  
by [Signature] Deputy.

I hereby certify that a bond in the sum of \$\_\_\_\_\_ has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County or local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien against the property shown herein, but not yet payable.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1956

G. A. Rousseau  
County Clerk  
by \_\_\_\_\_ Deputy.

I hereby certify that I have examined the within annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Dated this 18th day of December, 1956

R. C. Keith  
County Surveyor  
by [Signature] Deputy.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September 1953; that all monuments shown hereon actually exist and their positions are correctly shown, and are sufficient to enable the survey to be readily retraced.

[Signature]  
Licensed Land Surveyor No. 2344

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose names are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A, B, C, and D, and also offer for dedication to public use for the construction and maintenance of public utilities the proposed Public Utility Easements shown on the map as 5' P.U.E.

[Signature] Matthew Crossley  
[Signature]

STATE OF CALIFORNIA } S.S.  
County of Riverside }

On this 4th day of August, 1955, before me, Mary Dreiske

a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared LAWRENCE CROSSLLEY & MARTHA CROSSLLEY known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public in and for the County of  
Riverside, State of California.  
My commission expires Dec. 12, 1958

We hereby certify that we are interested in and holder of the legal title to the land included within the subdivision shown on the annexed map, by reason of being Trustees in that certain deed of Trust recorded March 23, 1955 in Book 111, page 456 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said map and the dedication of streets as shown on said map, all within the colored border line.

Citizens National Trust & Savings  
Bank of Riverside, a Sub Trustee  
by [Signature] Trust Officer

County of Riverside, State of California, S.S.

On this 12th day of August 1958 before me, a Notary Public in and for said County and State, personally appeared R. A. STEVES known to me to be the TRUST OFFICER and L. M. HARLOW known to me to be the ASST. TRUST OFFICER of the Association that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the Association therein named, and acknowledged to me that such Association executed the within instrument as stated.

<b>NAME</b>	El Camino Estates	Map # 46
<b>DATE</b>	1956	
<b>DEVELOPER</b>		
<b>BOUNDARY</b>	Marion Way and the south side of La Jolla Road to the north, La Verne Way to the south, East side of Caliente Drive to the east, and west side of Joshua Tree Place to the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	Another trend in development was investor consortia, such as that for El Camino Estates (1956) a large 110-parcel tract development in south Palm Springs (immediately south of Twin Palms Estates) that included no fewer than sixteen owners.	



SHEET No. 1

FILED  
on Aug. 8, 1956

At 3:50 P.M.  
Jack A. Ross  
County Recorder  
By O. A. Foster  
Deputy  
Fee \$5.00  
No. Sub G.Tee by R.T.Co.  
Filed By County Clerk.

# EL CAMINO ESTATES

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the E 1/4 of the SE 1/4 of N. W. 1/4 and a portion of the S. W. 1/4 of the NE 1/4 of Section 26, T. 4 S; R. 4 E; S. B. M.

G. K. SANBORN  
Licensed Land Surveyor  
April 1956 Scale 1"=100'

I hereby certify that a bond in the sum of \$3000.00 has been filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of the annexed map consisting of two (2) sheets with the County Recorder are a lien against the property but not yet payable, and said bond has been duly approved by said Board of Supervisors.  
Dated this 6 day of AUGUST 1956.

G. A. PEQUEGNAT  
County Clerk and ex-officio  
Clerk of the Board of  
Supervisors.  
By R. J. Glink Deputy.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map consisting of two (2) sheets for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$3000.00.  
Dated June 27, 1956

V. M. HYDE  
County Tax Collector  
By H. K. Strode Deputy.

I hereby certify that I have examined the within annexed map consisting of two (2) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hemminger 8630  
City Engineer R.E.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of two (2) sheets correctly represents a survey made under my supervision during March and April of 1956; that all monuments shown hereon actually exist or will be in place on or before October 15th 1956, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 3rd day of May, 1956, before me Helma H. Shoen, a Notary Public in and for said County and State, personally appeared Harry Chapman and Raymond Chapman known to me to be the President and Secretary of Harry Chapman Inc., the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the corporation herein named, and he acknowledged to me that such corporation executed the same.

Helma H. Shoen  
Notary Public in and for the County  
of Riverside, State of California

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in that certain Deed of Trust recorded March 20, 1956 in Book 1882, page 452 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision and map, all as shown within the colored border line, and to the dedication of streets as shown thereon.

LAND TITLE COMPANY of Riverside County, a corporation, Trustee  
by William W. Brownlee  
Vice President  
by [Signature]  
V. Pres.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 1st day of August, 1956, before me, Thomas W. Deich, a Notary Public in and for said County and State, personally appeared R. P. Lewis known to me to be the Vice Pres. and William W. Brownlee known to me to be the Asst. Secy of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same and acknowledged to me that such Corporation executed the same as Trustee.

WITNESS my hand and official seal.  
Thomas W. Deich  
Notary Public in and for said County and State

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map consisting of (2) two sheets; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and we hereby offer for dedication to public use for street purposes, Lots A to M inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as SRUE.

Albert Schwartz  
Harry Chapman Inc.  
Les McKinnay  
Morris B. Udell  
Milton M. Niemetz  
Sol Mitchell  
Eugene Mitchell  
Molly Udell  
Marion Schwartz  
Milton Backstrom  
Ann Marie Plascjak  
Anthony M. Plascjak  
Betty Niemetz  
Sam Janis  
Jella P. Hutchins  
Margarette Rea  
Harry Chapman Inc.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 3rd day of May, 1956 before me Helma H. Shoen, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Albert Schwartz & Marion Schwartz, Robert G. Backstrom, Virginia Backstrom, Anthony Plascjak & Ann Marie Plascjak, Milton M. Niemetz & Betty Niemetz, Morris B. Udell & Molly Udell, Sol Mitchell & Eugene Mitchell, Sam Janis & Jella P. Hutchins, L. W. Rea & Margarette Rea and G. Howard Hutchins & Zella P. Hutchins known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

Helma H. Shoen  
Notary Public in and for the County  
of Riverside, State of California.

I, Louise McCorn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14th day of March, 1956, duly approved the annexed map consisting of (2) two sheets and accepted on behalf of the public the foregoing dedications.  
Dated this 7th day of June, 1956

Louise McCorn  
City Clerk and ex-officio Clerk of  
the City Council of the City of Palm Springs.

I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 1st day of March, 1956.

W. A. Foster  
Secretary.

NOTE:-  
Bearings are derived from the South line of Twin Palms  
N 2 1/2° E, M.B. 29/71, Riv. Co. Records  
2"x1/16" Redwood Stakes tagged L.S. 2344 set at lot corners.  
0 indicates 1/2"x3/16" iron pipes

Being a subdivision of a portion of the E. 1/2 of the SE 1/4 of the N.W. 1/4 and a portion of the S.W. 1/4 of the N.E. 1/4 of Section 26, T.4S; R.4E; S.B. B. and M.

G. K. Sonborn  
Licensed Land Surveyor  
March 1956, Scale 1"=100'



<b>NAME</b>	Karlisa Cove	Map # 47
<b>DATE</b>	1956	
<b>DEVELOPER</b>	Jack Meiselman	
<b>BOUNDARY</b>	Cul-de-sac off Paseo de Caroleta.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	In June of 1956, Meiselman established two subdivisions in Palm Springs. The first, Karlisa Cove, was a small seven-parcel tract of homes in the Karlisa Cove cul-de-sac off Paseo de Caroleta in the area popularly known as the Veterans Tract. These irregularly shaped parcels are unique among Meiselman developments.	

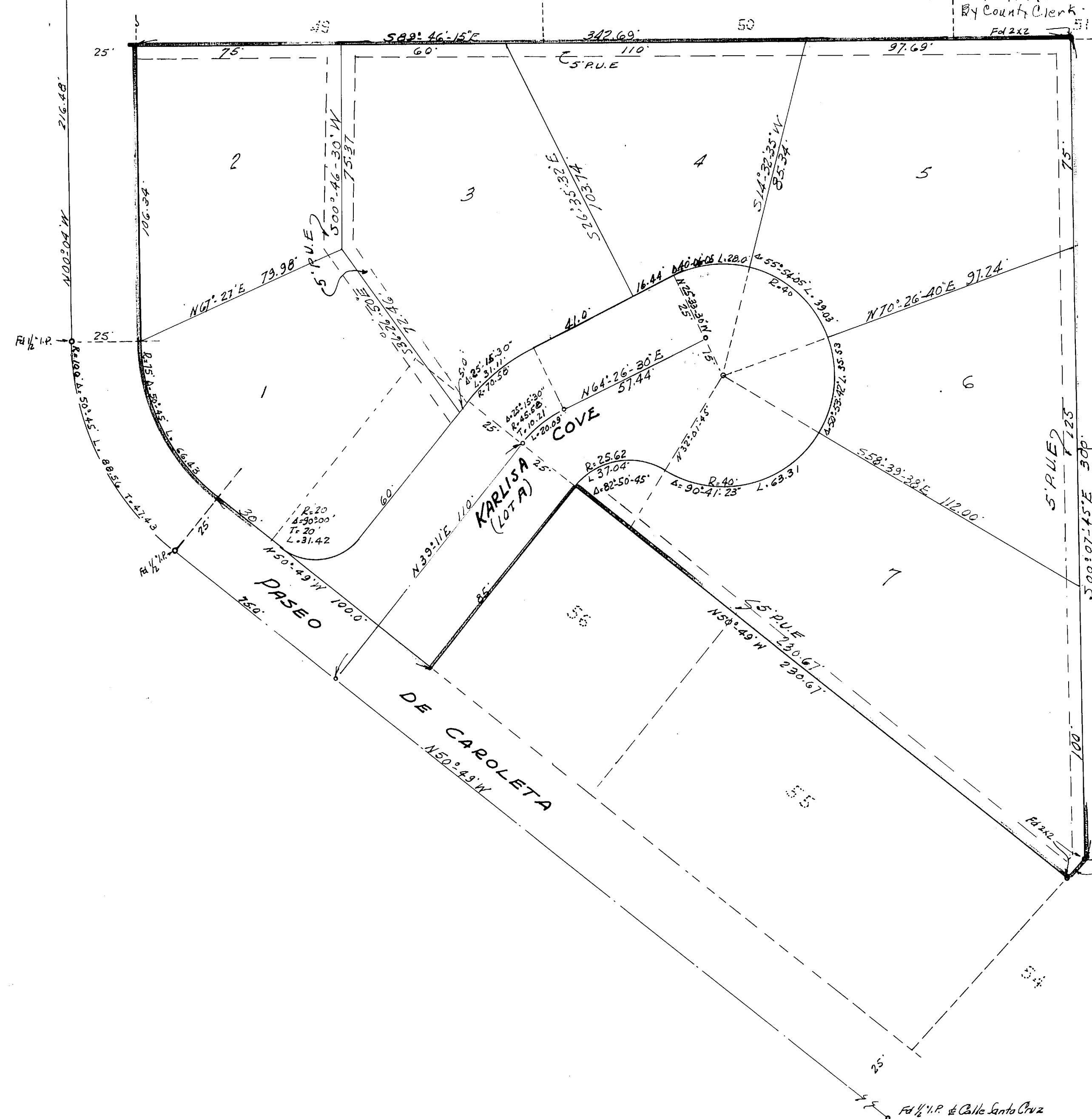
# KARLISA COVE

IN THE CITY OF PALM SPRINGS  
Being a subdivision of the Westerly 1/2 of Lot 56  
and all of Lot 57 of Vista Del Cielo N22 as shown  
on a Map on file in Map Book 20, Pages 94 and 95  
Records of Riverside County, California.

G.K. SANBORN  
Licensed Land Surveyor  
March 1956 Scale 1"=30'

FILED

JUN 14 1956  
Jack A. Ross  
O.A. Wheat  
Filed at 10:10 A.M.  
By County Clerk



We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lot 7 and for the construction and maintenance of public utilities the five (5) foot easements shown on the map as S.P.U.E.

BEJACK CORPORATION  
Jack H. Henselman Pres.  
Berne B. Henselman Secy.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 29 day of May, 1956 before me the undersigned a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared JACK I. HENSELMAN and BERNE B. HENSELMAN known to me to be the President and Secretary of BEJACK CORPORATION, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

My Commission expires March 1 1960  
Notary Public in and for the County of Riverside, State of California.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes except taxes and Special Assessments now a lien but not yet payable which are estimated at \$400.00.  
Dated this 25 day of May 1956.

V.M. HYDE  
County Tax Collector  
By M. Strode Deputy

I hereby certify that a bond in the sum of \$400.00 has been filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 12 day of June 1956  
County Clerk and ex-officio Clerk of the Board of Supervisors of Riverside County, State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 7th day of March 1956.  
William J. Smith  
Secretary.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14th day of March 1956, duly approved the annexed map of Karlisa Cove and accepted on behalf of the public, the foregoing dedications.  
In Witness Whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs  
Dated this 16 day of May 1956  
Louise McCann  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Samuel H. Henselman 8630  
City Engineer, R.E.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during February 1956; that all monuments shown hereon actually exist or will be in place on or before May 1, 1956, and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor  
L.S. 2844.

Note:-  
Bearings are derived from the N. line of Lot 57 as shown on map of Vista Del Cielo N22 M.B. 20/94 and 95  
2x2x16 Redwood stakes set at all lot corners  
o indicates 1/2 x 30" iron pipes unless otherwise shown

145 31/24



<b>NAME</b>	Palm Lane	Map # 48
<b>DATE</b>	1956	
<b>DEVELOPER</b>	Jack Meiselman	
<b>BOUNDARY</b>	Amado Road on the north, the south side of Andreas Road on the south, Sunset Way on the east, and the west side of Michelle Road on the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In June of 1956, Meiselman established two subdivisions in Palm Springs. The first, Karlisa Cove, was a small seven-parcel tract of homes in the Karlisa Cove cul-de-sac off Paseo de Caroleta in the area popularly known as the Veterans Tract. The second, Palm Lane, was a 49-parcel subdivision bordered by Amado Road on the north, the south side of Andreas Road on the south, Sunset Way on the east, and the west side of Michelle Road on the west. These houses were three- or four-bedroom, two-bathroom plans with “spacious living rooms with fireplace, glass sliding doors leading to patio and pool areas, and Youngstown engineered kitchens...” priced at \$23,200.<sup>153</sup> Meiselman also allowed Palm Lane buyers to customize their homes in terms of plans and colors. The model home, located at 2247 East Amado Road, was lauded by the <i>Desert Sun</i> for its “desert contemporary design...refreshing in that it favors quiet and comfortable elegance instead of flashy gimmicks.”<sup>154</sup> A second model home was opened at 227 Sunset Way<sup>155</sup> in June of 1957.<sup>156</sup> By 1959, 217 Michelle Road was the model home on display.<sup>157</sup></p> <p>Although it is currently unknown what designer may have been associated with the first phase of Palm Lane, phase two of the tract was designed by John P. Moyer. These designs eschewed wood facia in favor of rust-proof metal. Other model homes were opened in 1958 at 2281 E. Andreas Road and 225 Sunset Way.<sup>158</sup></p>	

<sup>153</sup> “Cannon Realty Company Ad,” *Palm Springs Villager*, c. 1956.

<sup>154</sup> “Meiselman Offers Customized Homes in New Palm Lane Estates,” *Desert Sun*, March 9, 1957.

<sup>155</sup> The *Desert Sun* article for this reference cites “227 Sunset Way” although this address could not be confirmed in the field.

<sup>156</sup> “Customized Homes in Palm Lane Estates Now Offered,” *Desert Sun*, June 7, 1957.

<sup>157</sup> Ad, *Desert Sun*, February 13, 1959.

<sup>158</sup> Advertisement, *Desert Sun*, May 17, 1958.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP



31/25

# PALM LANE

Being a subdivision of a portion of  
Lot 11, Section 13, T.4S, R.4E, S.B.B.M.,  
as shown on a map of Palm Valley Colony  
Lands on file in Map Book 14, Page 652.  
Records of San Diego County, Calif.  
G. K. Sanborn  
Licensed Land Surveyor  
March 1956 Scale 1"=100'

## FILED

JUN 14 1956

Jack A. Ross

O. A. Whet

Filed at 10:10 A.M.

By County Clerk

Fee \$5.00

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots 4 to 6 inclusive, and for the construction and maintenance of public utilities, the five (5) easements shown on the map as 5' P.U.E. also the 10 foot sewer easement shown on Lot 45.

KARLISA CORPORATION  
By Jack Therselman pres.  
By Beane B. Meiselman secy.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 29 day of May 1956 before me the undersigned a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Jack Therselman and Beane B. Meiselman who claim to be the President and Secretary of Karlisa Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

My Commission Expires March 1, 1960

Patricia Mammillo  
Notary Public in and for the County  
of Riverside, State of California

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State County Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now in lien but not yet payable which are estimated at \$ 700.00

Dated this 25 day of May 1956

V.M. Hyde

Tax Collector

by W. Steede Deputy.

I hereby certify that a bond in the sum of \$ 700.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State County Municipal or local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are or have been against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 12 day of June 1956

G. A. PEQUEBANAT  
County Clerk and ex-officio Clerk of the  
Board of Supervisors of Riverside  
County, State of California

By W. Steede Deputy

I, Louise McCann City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs California hereby certify that said City Council at its regular meeting held on the 14 day of March, 1956, duly approved the annexed map of "Palm Lane" and accepted on behalf of the public the foregoing dedications.

In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs.

Louise McCann  
City Clerk and ex-officio Clerk of the City  
Council of the City of Palm Springs, California

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12 day of March 1956.

William J. Veitch  
Secretary

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or maps approved and alterations thereof that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

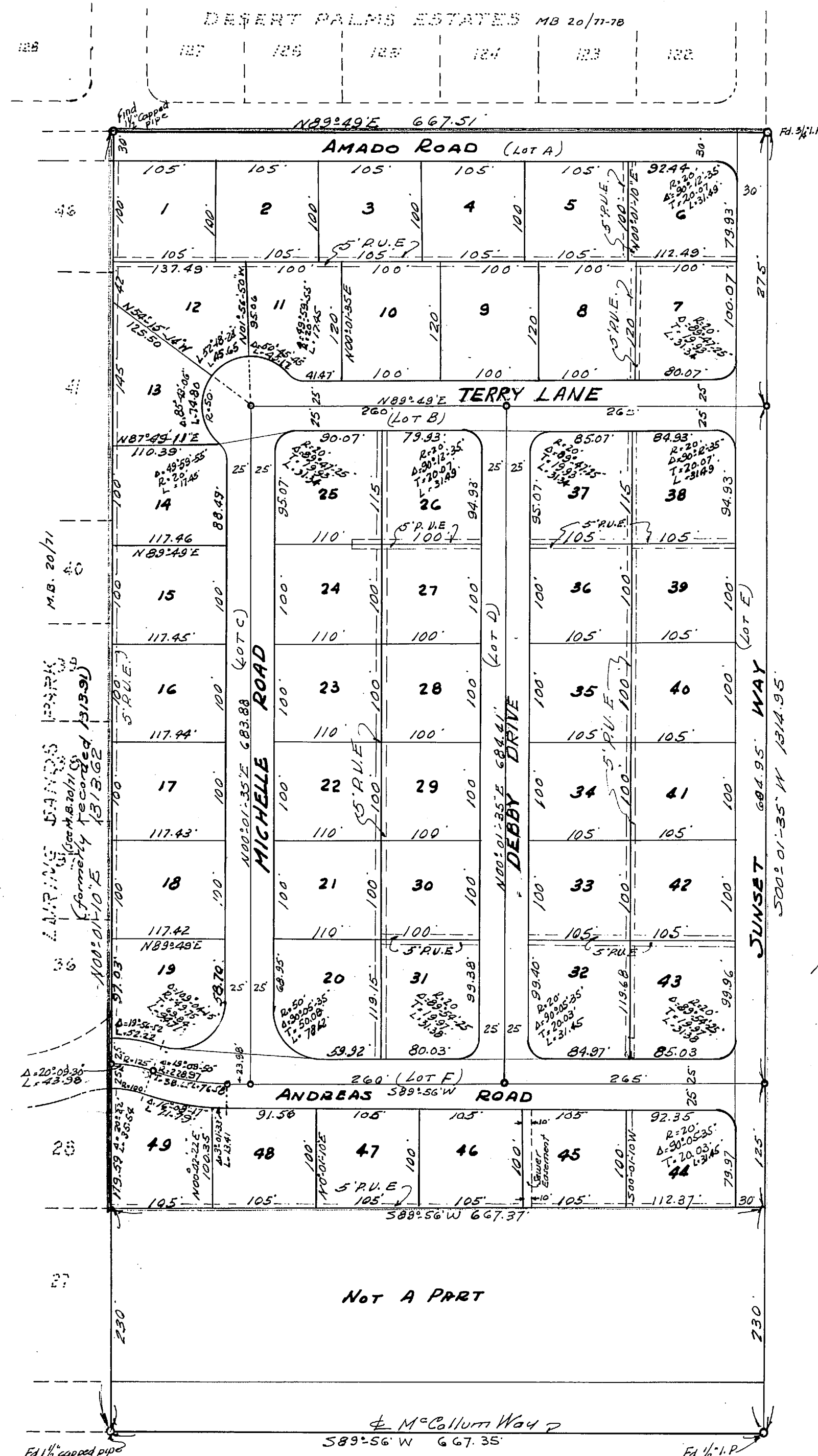
Frank R. Howard 8630  
City Engineer R.E.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during March 1956; that all monuments shown hereon are in place or will be in place on or before August 1, 1956 and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No 2344

### NOTE:

Bearings are derived from the North line of Lot 11 as shown on Map of Desert Palms Estates, M.B. 20/11 and 78 2x2 1/2" Redwood stakes tagged L.S. 2344 set at all lot corners. O indicates 1/2" 30" Iron pipes unless otherwise shown.



<b>NAME</b>	Mountain View Estates	Map # 49
<b>DATE</b>	1956	
<b>DEVELOPER</b>	David M. Benjamin	
<b>BOUNDARY</b>	Crescent Drive to the south, Via Monte Vista to the east and Rose Avenue to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>During the 1950s, residential development in Palm Springs continued to expand eastward and southward. Like other locations in Southern California, it was a period in which large developers dominated the scene; among them were William Grant, Noel B. Clarke, A. R. Simon, George and Robert Alexander, Roy Fey, and Jack Meiselman. However, a series of small developers still flourished. Examples included Roy W. Burton's Burton Tract (1957); auto salesman-turned-real estate developer Sam Janis who subdivided Janis' Hilltop Estates (1958); and David M. Benjamin (1894-1987), who developed the El Mirador Park tract (1946) and Mountain View Estates (1956).</p>	

# MOUNTAIN VIEW ESTATES NO. 1

BEING THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, T4S, R4E,  
S.B.B.&M. RIVERSIDE COUNTY, CALIFORNIA.

AUGUST 1955

K. IRVING MARSHALL  
CIVIL ENGINEER

SCALE 1"=100'

FILED

APR 17 1956  
JACK A. ROSS  
O. G. M. H. A.  
Fcc \$5.00  
Filed at 10:45 A.M.  
By County Clerk.

We hereby Certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue borderline; and we hereby offer for dedication to public use, for street purposes the areas designated as Lots A to F inclusive, and also offer for dedication to public use for construction and maintenance of public utilities and drainage, the 5' public utility easements designated 5' P.U.E. and the 5' and 7.5' public utility and drainage easements designated 5' P.U.E. and Drainage Easement and 7.5' P.U.E. and Drainage Easement.

Rose Benjamin

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 13 day of October 1955

William J. Fitch  
Secretary

I hereby Certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Frank B. Homerschlag R.C.E. 8630  
City Engineer

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

On this 26 day of MARCH, 1956, before me Wilma Wilson, a Notary Public in and for said County and State, residing therein and duly Commissioned and sworn, personally appeared ROSE BENJAMIN

known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Wilma Wilson  
Notary Public in and for the County of  
Riverside, State of California.

My Commission expires Sept 18, 1956

I, Louise McCarr, City Clerk and ex-officio Clerk of the City of Palm Springs, California hereby Certify that the said City Council, at its meeting held on the 18 day of October, 1955, duly approved the within annexed map of Mountain View Estates No. 1 and accepted on behalf of the public as dedicated to public use Lots A to F inclusive for Street purposes and accept for dedication to public use for construction and maintenance of public utilities and drainage, the 5' public utility easements designated 5' P.U.E. and the 5' and 7.5' public utility and drainage easements designated 5' P.U.E. and Drainage Easement and 7.5' P.U.E. and Drainage Easement.

Louise McCarr  
City Clerk and Ex-officio Clerk of the City Council  
of the City of Palm Springs, California.

I hereby Certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$ 2,000.00.

Dated April 2nd 1956

V. M. HYDE  
Tax Collector Riverside County

W. H. Strode Deputy

I hereby Certify that a bond in the sum of \$ 2,000.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, Conditioned upon the payment of all taxes, State, County, Municipal or local and all assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien but not yet payable.

Dated this 9th day of April, 1956

By A. Christie Deputy.

G. A. PEQUEGNAT  
County Clerk and Ex-officio  
Clerk of the Board of Supervisors

I hereby Certify that I am a Registered Civil Engineer of the State of California; that this map consisting of two sheets represents a survey made under my supervision during July, 1952; that all monuments shown hereon actually exist and are sufficient to enable the survey to be retraced.

K. Irving Marshall  
Registered Civil Engineer No. 1126

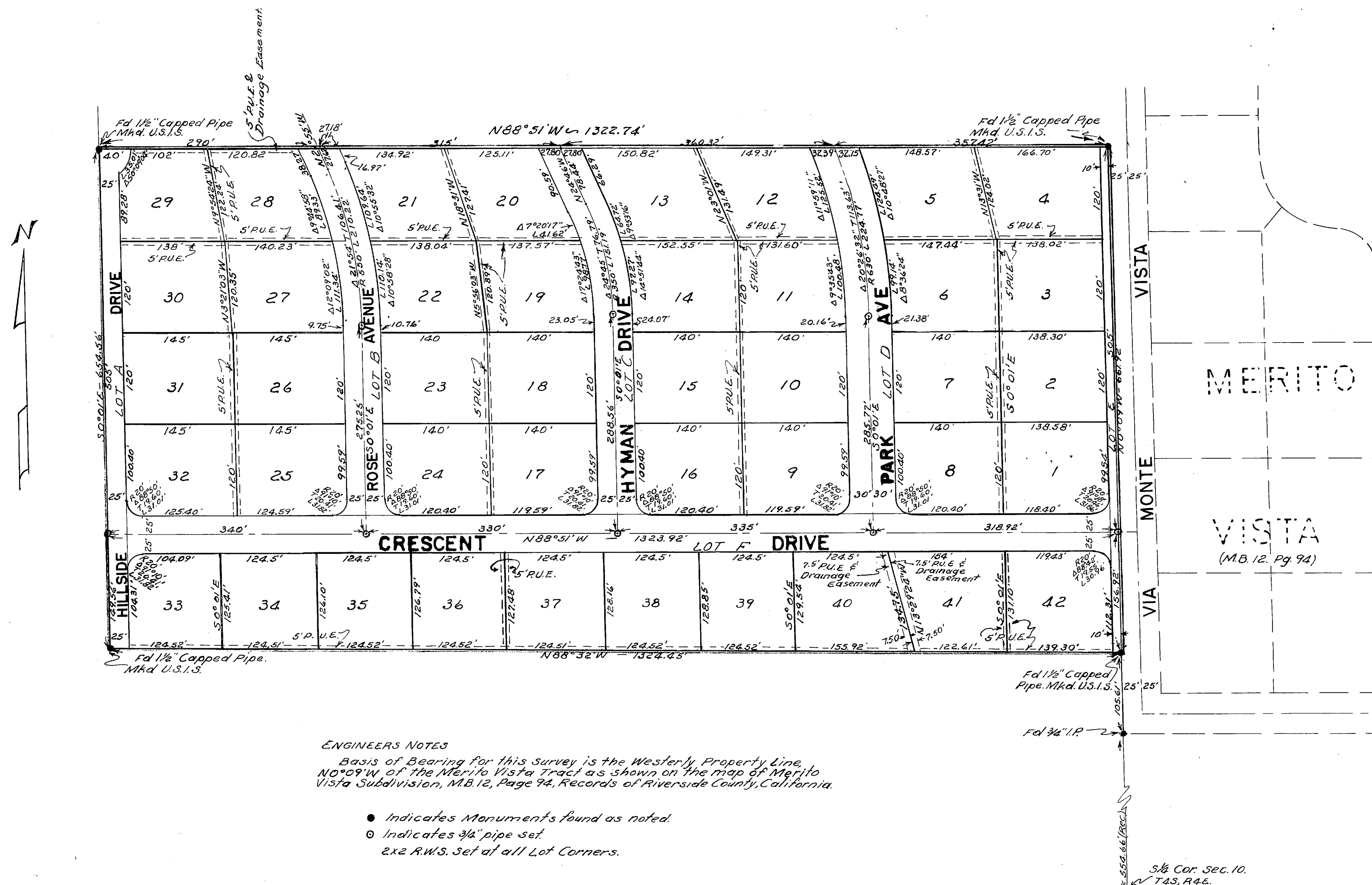
# MOUNTAIN VIEW ESTATES NO. 1

BEING THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, T4S, R4E,  
S.B.B.&M. RIVERSIDE COUNTY, CALIFORNIA.

AUGUST 1955

K. IRVING MARSHALL  
CIVIL ENGINEER

SCALE 1"=100'



## ENGINEERS NOTES

Basis of Bearing for this Survey is the Westerly Property Line,  
N0°09'W of the Merito Vista Tract as shown on the map of Merito  
Vista Subdivision, M.B. 12, Page 94, Records of Riverside County, California.

- Indicates Monuments found as noted.
  - Indicates 3/4" pipe set.
- 2x2 R.W.S. Set at all Lot Corners.

MB 30/92

<b>NAME</b>	Ramon Rise Estates	Map # 50
<b>DATE</b>	1956	
<b>DEVELOPER</b>	The Alexander Construction Co. and George R. Goldberg and Maurice Horner, Jr.	
<b>BOUNDARY</b>	Ramon Road to the north, Sunny Dunes Road to the south, Cielo Road to the east, and Compadre Drive to the west.	
<b>ARCHITECT</b>	Palmer & Krisel	
<b>DEVELOPMENT HISTORY</b>	<p>Ramon Rise Estates (1956-58, Palmer &amp; Krisel) consisted of a 106-parcel development. The tract was subdivided by George R. Goldberg and Maurice Horner, Jr.<sup>159</sup> Goldberg, a Los Angeles-based real estate man, appears to have sold some of the parcels to the Alexander Construction Company. This includes 16 parcels at the north end of Roxbury, Bedford, Beverly and Canon Drives, Compadre Road and Cielo Road. Company partner Joe C. Dunas handled the project and turned initially to Palmer &amp; Krisel for designs. After the preparation of floor plans, plot plans and elevations, Dunas engaged with other designers to prepare the working drawings.<sup>160</sup></p> <p>According to the <i>Desert Sun</i>, the original developer of Ramon Rise, George E. Goldberg who formed Ramon Rise Enterprises, partnered with Jack Meiselman in 1956 to construct a number of homes in the subdivision which were marketed as “Ramon Rise Estates.”<sup>161</sup> Included among these were homes at 602, 630, 654, 676 and 688 Canon Drive and 603, 631, 655, 677, 689 and 695 Cielo Drive.<sup>162</sup> In 1957, Goldberg unsuccessfully petitioned city council for the rezoning of the parcels on the south side of Ramon Road from residential to commercial.<sup>163</sup></p>	

<sup>159</sup> Tract map for this subdivision is illegible. The name may be Maurice Homer, Jr.

<sup>160</sup> Email from William Krisel, June 8, 2016.

<sup>161</sup> “Ramon Rise Groundbreaking Held,” *Desert Sun*, October 12, 1956.

<sup>162</sup> “Week’s City Building Permits,” *Desert Sun*, November 30, 1956.

<sup>163</sup> “City Council Receives Appeal From Owner for Denial of Ramon Rise Shopping Center,” *Desert Sun*, July 2, 1959.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings



# RAMON-RISE ESTATES

IN THE CITY OF PALM SPRINGS

Being a subdivision of the N.E. 1/4 of N.E. 1/4 of Section 24, T.4S; R.4E; S.B.B. and M.

G.K. SANBORN

Licensed Land Surveyor

May 1956

Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and recording of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas shown on the map as lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 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738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RAMON-RISE ENTERPRISES INC.

By John J. Greubler President

By Maxwell S. Homes Jr. Secretary

STATE OF ILLINOIS } S.S.  
COUNTY OF COOK }

On this 10th day of October 1956 before me, James Frank, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared John J. Greubler and Maxwell S. Homes Jr. who being known to me to be the President and Secretary of RAMON-RISE ENTERPRISES INC., the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

My Commission expires Nov. 27, 1958

James Frank  
Notary Public in and for the  
County of Cook, State of  
Illinois

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 10th day of October 1956, duly approved the annexed map of RAMON-RISE ESTATES and accepted on behalf of the Public the foregoing dedications.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs.

Dated Oct 4 1956

Louise McCann  
City Clerk and ex-officio Clerk  
of the City Council of the  
City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 10th day of Sept. 1956.

W. J. Foster  
Secretary

I hereby certify that, according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes or Special Assessments collected as taxes.

Dated this 29 day of October 1956.

V. M. HYDE

County Tax Collector

By W. J. Foster Deputy

Thereby certify that a bond in the sum of \$10,000 has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local and/or Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property or not yet payable.

Dated this 10 day of October 1956.

G. A. PEQUEGNAT  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

By W. J. Foster Deputy

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as that appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank J. Hamesch  
City Engineer R/S 1630

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during my term of office from April 1956 to the present; that all monuments shown hereon actually exist or have been in place on or before April 1956, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344

**FILED**  
Oct. 29 1956

No. 14225 at 4:05 P.M.

JACK A. ROSS

County Recorder

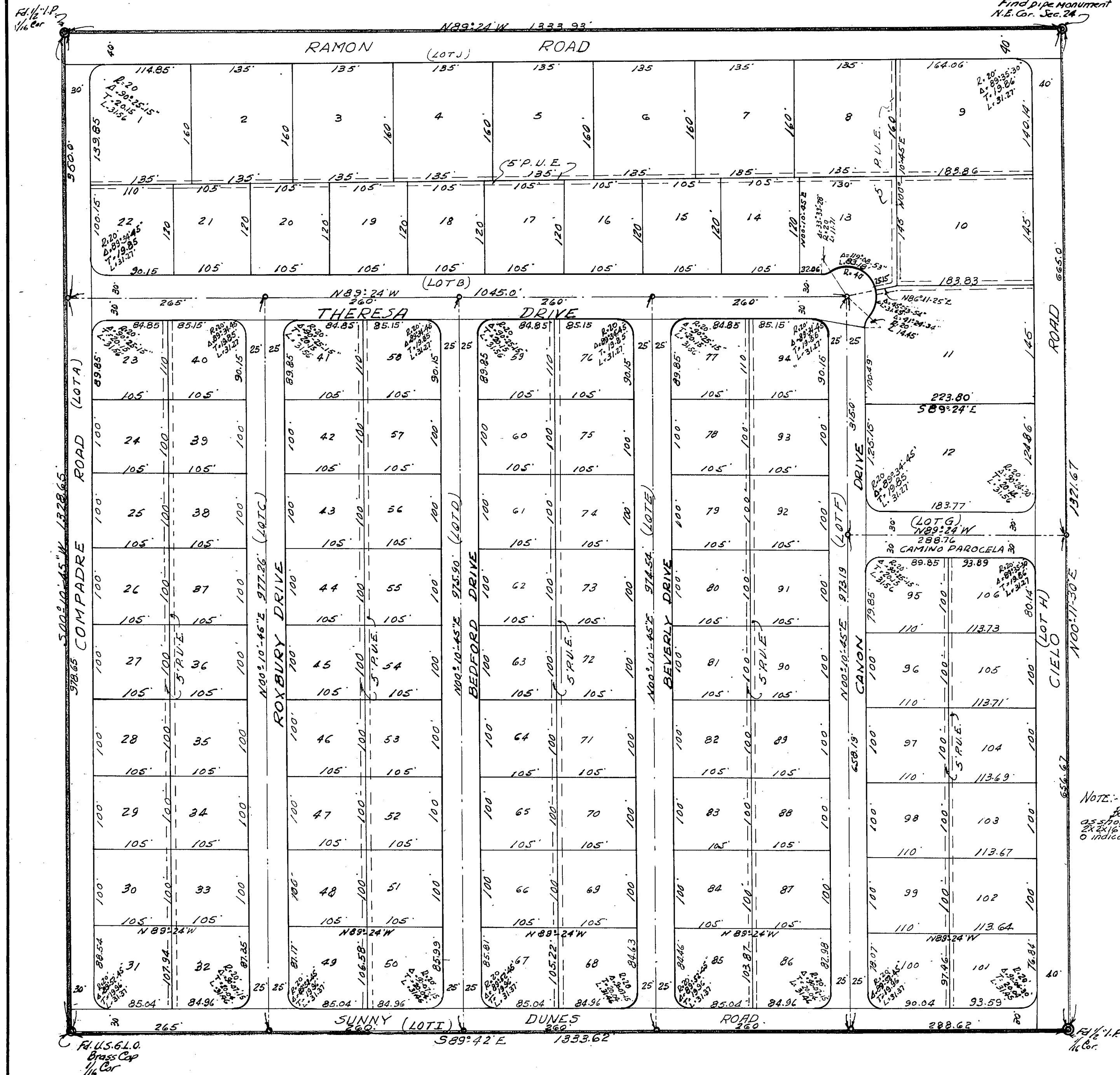
By W. J. Foster Deputy

Fee \$500

Filed by Riverside Title Co.

NOTE:

Bearings are derived from the North line of Sec. 24 as shown on Los Compadres Tract, R.S. 1127, R.V.C. Records. 2x 2x16 Redwood stakes set at all lot corners tagged L.S. 2344. 0 indicates 1/2" x 3/4" iron pipes.



<b>NAME</b>	Vista Las Palmas	Map # 51
<b>DATE</b>	1956	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	North side of Via Las Palmas to the north, the south side of Regal Drive to the south, Via Monte Vista to the east, and Rose Avenue to the West.	
<b>ARCHITECT</b>	Charles DuBois; Palmer & Krisel	
<b>DEVELOPMENT HISTORY</b>	<p>In December of 1956, the Alexanders subdivided the first phase of Vista Las Palmas (1956-59). This included the area bordered by properties fronting the north side of Via Las Palmas to the north, properties fronting the south side of Regal Drive to the south, Via Monte Vista to the east, and Rose Avenue to the West. Because of its central location and adjacency to Las Palmas Estates, this development targeted a more upscale clientele than Twin Palms.</p> <p>Vista Las Palmas was developed in three phases and these phases appear to be loosely tied to their architectural heritage. The first phase, in 1956, is the northern portion of the development from the north side of Via Las Palmas to the south side of Camino del Sur. Many of these designs are attributed to architect Charles E. DuBois. Phase II includes Rose Avenue and the southwestern bend of Abrigo Road with houses all attributed to Palmer &amp; Krisel. Phase III was subdivided in 1959 and included Fairview, Tuxedo, and Cornet Circles along with Regal Drive; these houses are also attributed to Palmer &amp; Krisel.<sup>164</sup></p> <p>The three-bedroom plus maid's room designs for the Palmer &amp; Krisel-designed homes in Vista Las Palmas included three rectangular floor plans and three versions of each plan.<sup>165</sup> One design included "...a striking porte-cochere option."<sup>166</sup> Placement of the carport on these designs varied from street-facing to set at a right angle to the residence, contributing to a distinctive visual architectural cadence for this neighborhood. The designs feature long, low Mid-century Modern lines with varying rooflines of the butterfly, low-pitch, and folded plate. The model home was located at the corner of Via Las Palmas and Via Monte Vista. A second model home was located at 1215 Via Paraiso.<sup>167</sup></p> <p>The DuBois-designed homes in Vista Las Palmas featured "floorplans with the living rooms angled at forty-five degrees and complementary stone walls likewise extended at that angle."<sup>168</sup> DuBois is credited with the design of the "Swiss-Miss" houses that are dotted throughout Vista Las Palmas. These designs feature a distinctive A-frame roofline that projects above the rooflines of the surrounding houses. Based on the marketing materials, the steeply pitched A-frame elements which some have interpreted as alpine, may in fact draw more inspiration from Tiki or Polynesian architecture.</p>	

<sup>164</sup> Inexplicably, the tract map for Las Palmas Number 3 predates the map for Las Palmas Number 2.

<sup>165</sup> The rectangular floor plans for Vista Las Palmas did not accommodate the rotation of the plans as Palmer & Krisel did in their designs for Twin Palms.

<sup>166</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

<sup>167</sup> A handwritten note by William Krisel in the Vista Las Palmas files at the Getty Research Institute indicates that "the Las Palmas Model Home was moved to Twin Palms." Another letter from William Krisel to Paul and Michael dated October 17, 2006 indicates the new address was 922 E. Anza Road. Source: Flatfile 86.

<sup>168</sup> Harlan, *The Alexanders: A Desert Legacy*, 34.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

Note: Bearings are derived from the South line of Palm Vista Estates  
M.B. 26/9 Riv. County Records.  
2x2x16 Redwood stakes tagged L.S. 2344 set at all lot corners  
o Denotes 1/2"x36" iron pipes

# VISTA LAS PALMAS NO.1

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of  
the S.E. 1/4 of the N.W. 1/4 of Section 10,  
T.4S; R.4E; S.B. 8 and M.

G.K. SANBORN  
Licensed Land Surveyor  
August 1956 Scale 1"=100'

FILED  
DEC. 21, 1956

No. \_\_\_\_\_ at 2:50 P.M.

JACK A. ROSS

County Recorder

By William J. Brown

Deputy

Fee \$5.00

Filed by City Clerk

SUBDIVISION - LTC.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and recording of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes the area shown on the map as Lots A to I inclusive and for the construction and maintenance of public utilities the five (5) foot Public Utility Easements shown on the map as 5' P.U.E. and the five (5) foot Drainage Easement as noted.

EASTWOOD ESTATES, A Partnership LAND TITLE COMPANY OF RIVERSIDE COUNTY, Trustee

By Henry Alexander James W. Dicks  
attorney-in-fact President

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 14<sup>th</sup> day of December, 1956, before me Thomas W. Dicks a Notary Public in and for said County and State, personally appeared George Alexander

known to me to be the Attorney-in-Fact of Eastwood Estates, a partnership; the partnership that executed the within instrument and known to me to be the persons who executed the same on behalf of the partnership herein named, and they acknowledged to me that such partnership executed the same.

In Witness Whereof I have hereunto set my name and affixed my official seal the day and year in this certificate first above written.

Thomas W. Dicks  
Notary Public in and for the County of Los Angeles, State of California.

I, Louise M. Carr, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11 day of September, duly approved the annexed map of Vista Las Palmas and accepted the foregoing dedications on behalf of the public.

In Witness Whereof I have hereunto set my name and affixed the official seal of the City of Palm Springs this 11 day of September 1956.

Louise M. Carr  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 5<sup>th</sup> day of September, 1956.

W. J. Foster  
Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Haman  
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during August 1956; that all monuments shown hereon actually exist or will be in place on or before December 1st, 1956, and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor 2344.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes, except taxes and special assessments now due but not yet payable, which are estimated at \$18.00.

Dated December 20<sup>th</sup> 1956. V.M. HYDE  
Tax Collector

By W. J. Foster Deputy.

I hereby certify that a bond in the sum of \$100.00 has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all Special Assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable.

Dated December 19<sup>th</sup> 1956. G.H. PUGHENAT  
County Clerk and ex-officio clerk of the Board of Supervisors.

By W. J. Foster Deputy.

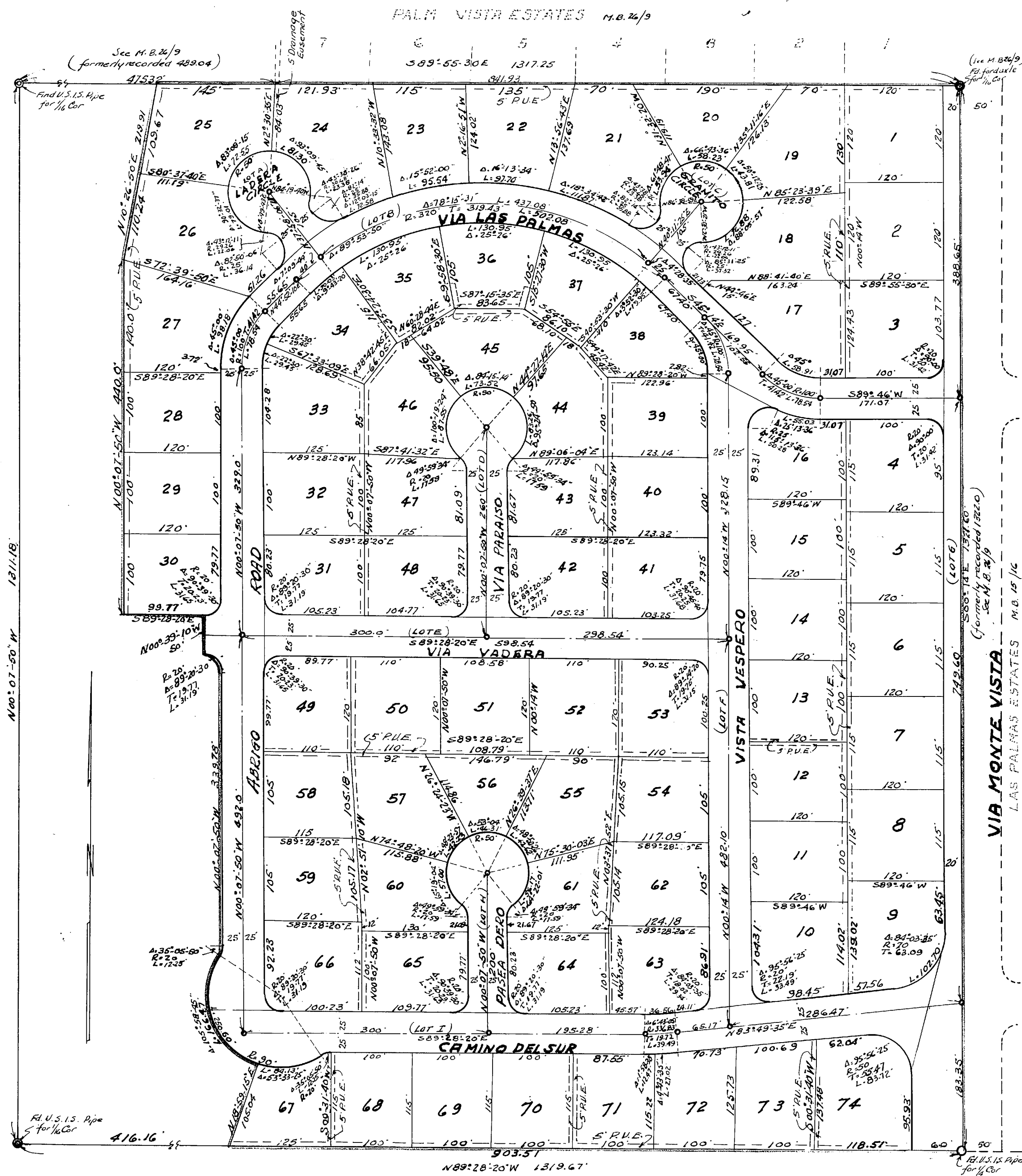
STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 20<sup>th</sup> day of December, 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ben H. News

known to me to be the President and William W. Brewster known to me to be the Secretary of the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

Thomas W. Dicks  
Notary Public in and for said County and State





39/72

# VISTA LAS PALMAS NO. 2

Being a subdivision of a portion of the S.E. 1/4 of the  
N.W. 1/4 of Section 10, T.4 S. R.4 E., S.B.B. & M.

G.K. Sanborn  
Licensed Land Surveyor  
February 1960 Scale 1"=100'

## FILED

MAR 23 1960  
Jack A. Ross  
O.A. Wheat  
F.C.C. # 500  
Filed at 1:30 P.M.  
By County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots AB & C, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5' P.U.E.

LAS PALMAS ESTATES, A PARTNERSHIP

by Robert Alexander  
Attorney in Fact

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 23<sup>rd</sup> day of Feb, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT ALEXANDER, known to me to be the Attorney in Fact of Las Palmas Estates, a partnership, the partnership that executed the within instrument and known to me to be the person who executed the same on behalf of the partnership herein named, and they acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal

Barley Henry  
Notary Public in and for said County and State

I, MARY G. RINGWALD, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 24<sup>th</sup> day of Feb, 1960, duly approved the annexed map of VISTA LAS PALMAS NO. 2 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 26<sup>th</sup> day of Feb, 1960.

DE Barley Henry  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 17<sup>th</sup> day of Feb, 1960.

W.D. Foster  
Secretary

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now alien but not yet payable, which are estimated at \$1500.00.

Dated this 14 day of March, 1960.

by John St. John Deputy

DOTINA M. BOUER  
County Tax Collector

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Adams  
City Engineer R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during February 1960, that all monuments shown hereon actually exist or will be in place on or before December 30, 1960, and their positions are correctly shown.

G.K. Sanborn  
L.S. 2344

I hereby certify that a bond in the sum of \$1500.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder, are a lien against the property, but not yet payable.

Dated this 21 day of March, 1960.

G.A. PEQUEGNAT  
County Clerk and ex-officio clerk of the Board of Supervisors

by R.P. Ratty Deputy

### NOTE—

Bearings are derived from the North Line (S 89° 28' 20" E) of Vista Las Palmas No. 3 as shown in M.B. 36/63, Riverside County Records.

2"x2"x16" Redwood stakes set at all lot corners tagged L.S. 23 44.

○ Denotes 1/2" iron pipe set unless otherwise noted.

No	Δ	Curve and			Return Data
		R	L	T	
1	15° 00'	195.13	51.08	26.84	
2	7° 31' 25"	245.13	32.18		
3	7° 28' 35"	245.13	31.98		
4	15° 00'	245.13	64.17	33.72	
5	6° 11'	195.13	21.05		
6	9° 49'	195.13	30.02		
7	90° 39' 30"	20	34.65	20.23	
8	89° 20' 30"	20	31.19	19.77	
9	6° 58' 35"	222.48	27.09		
10	4° 33' 37"	222.48	17.70		
11	11° 32' 12"	272.48	54.86	27.52	
12	11° 32' 12"	222.48	44.79	22.47	
13	4° 42' 39"	272.48	22.39		
14	6° 49' 33"	272.48	32.46		
15	35° 05' 50"	20	12.25	6.32	

CE 7 MB 39/72

Notary Public in and for said County and State.

by H. Stode Deputy.

CR 89-89 LOT 10



<b>NAME</b>	Burton Tract	Map # 52
<b>DATE</b>	1957	
<b>DEVELOPER</b>	Roy W. Burton	
<b>BOUNDARY</b>	Alejo Road to the north, Amado Road to the south, east side of Burton Way to the east and Sunrise Way to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>During the 1950s, residential development in Palm Springs continued to expand eastward and southward. Like other locations in Southern California, it was a period in which large developers dominated the scene; among them were William Grant, Noel B. Clarke, A. R. Simon, George and Robert Alexander, Roy Fey, and Jack Meiselman. However, a series of small developers still flourished. Examples included Roy W. Burton's Burton Tract (1957); auto salesman-turned-real estate developer Sam Janis who subdivided Janis' Hilltop Estates (1958); and David M. Benjamin (1894-1987), who developed the El Mirador Park tract (1946) and Mountain View Estates (1956).</p>	

# BURTON TRACT UNIT NO.1

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of Lot 5  
of Section 13, T.4S; R.4E; S.B.M. as shown on a  
map of Palm Valley Colony Lands on file in  
Map Book 14, Page 652, Records of San Diego  
County, California.

G. K. Sanborn  
Licensed Land Surveyor  
March 1956 Scale 1" = 100'

## FILED

AUG 8 1956

Jack A. Ross

C. A. Reed

Filed at 3:50 P.M.

By County Clerk

Fee \$5.00.

We hereby certify that we are the holders of, or interested in  
the legal title of the land included within the subdivision as shown on the  
annexed map, by reason of being Trustee in that certain Deed of Trust recorded  
May 2, 1956, in Book 1905, page 377, of Official Records in the office of  
the Recorder of Riverside County, California, and we consent to the making  
of said subdivision and map as shown within the colored border line, and to  
the dedication of Streets and easements as shown thereon, all pursuant to  
authorization of the beneficiary in said Deed of Trust.

CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, Trustee

By, R. A. Steves

By, L. M. Harlow

STATE OF CALIFORNIA } s.s.  
COUNTY OF RIVERSIDE }

On this 31 day of July, 1956, before me, the undersigned, a Notary Public  
in and for said County and State, personally appeared R. A. STEVES, known  
to me to be the VICE PRESIDENT & L. M. HARLOW, known to me to be the ASSISTANT TRUST OFFICER  
of the association that executed the within instrument, known to me to be the persons  
who executed the within instrument on behalf of the association therein named and  
acknowledged to me that such association executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal

Robert E. Owen  
Notary Public in and for said county and state

I hereby certify that according to the records of this office as  
of this date there are no liens against the property shown on  
the annexed map for unpaid State, County, Municipal or local taxes  
or Special Assessments collected as taxes, except taxes and Special  
assessments now a lien but not yet payable which are estimated  
at \$1000.00.

Dated this 18 day of July, 1956. V. M. Hyde  
County Tax Collector  
By W. M. Hyde Deputy

I hereby certify that a bond in the sum of \$1000.00 has been  
filed with the Board of Supervisors of the County of Riverside,  
State of California, conditioned upon the payment of all taxes  
State, County, Municipal or local and all Special Assessments  
collected as taxes, which at the time of filing of this map with  
the County Recorder are a lien against said property but not  
yet payable, and said bond has been duly approved by said  
Board of Supervisors.

Dated this 10 day of AUGUST, 1956. G. A. PEQUEGNAT  
County Clerk and  
ex-officio Clerk of  
the Board of Supervisors

By R. E. Flinch Deputy.

We hereby certify that we are the owners of the land included within  
the subdivision shown on the annexed map; that we are the only persons whose  
consents are necessary to make a clear title to said land; that we hereby consent  
to the making and filing of said map and subdivision as shown within  
the colored border line, and we hereby offer for dedication to public use  
for street purposes, Lots A-B and C, and for the construction and maintenance  
of public utilities, the five (5') foot easements shown on the map as 5' P.U.E.

Roy W. Burton Zita R. Burton

STATE OF CALIFORNIA } s.s.  
COUNTY OF LOS ANGELES }

On this 23 day of July, 1956, before me, Kenneth J. Good Notary  
Public in and for said County and State, personally appeared Roy W. Burton  
and Zita R. Burton, known to me to be the persons who executed the within  
instrument and they acknowledged to me that they executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official  
seal the day and year in this certificate first above written.

Kenneth J. Good  
Notary Public in and for the County of  
Los Angeles, State of California.

I, Louise McCann City Clerk and ex-officio Clerk of the City Council of the  
City of Palm Springs hereby certify that said City Council at its regular meeting  
held on the 28 day of March, 1956, duly approved the annexed map of  
"BURTON TRACT UNIT NO.1" and accepted on behalf of the public the foregoing  
dedications.

In WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
City of Palm Springs  
Dated July 16, 1956

Louise McCann  
City Clerk and ex-officio Clerk of the  
City Council of the City of Palm Springs,  
State of California.

I hereby certify that the annexed map was duly approved by the Planning  
Commission of the City of Palm Springs at its regular meeting held on the  
21st day of March, 1956.

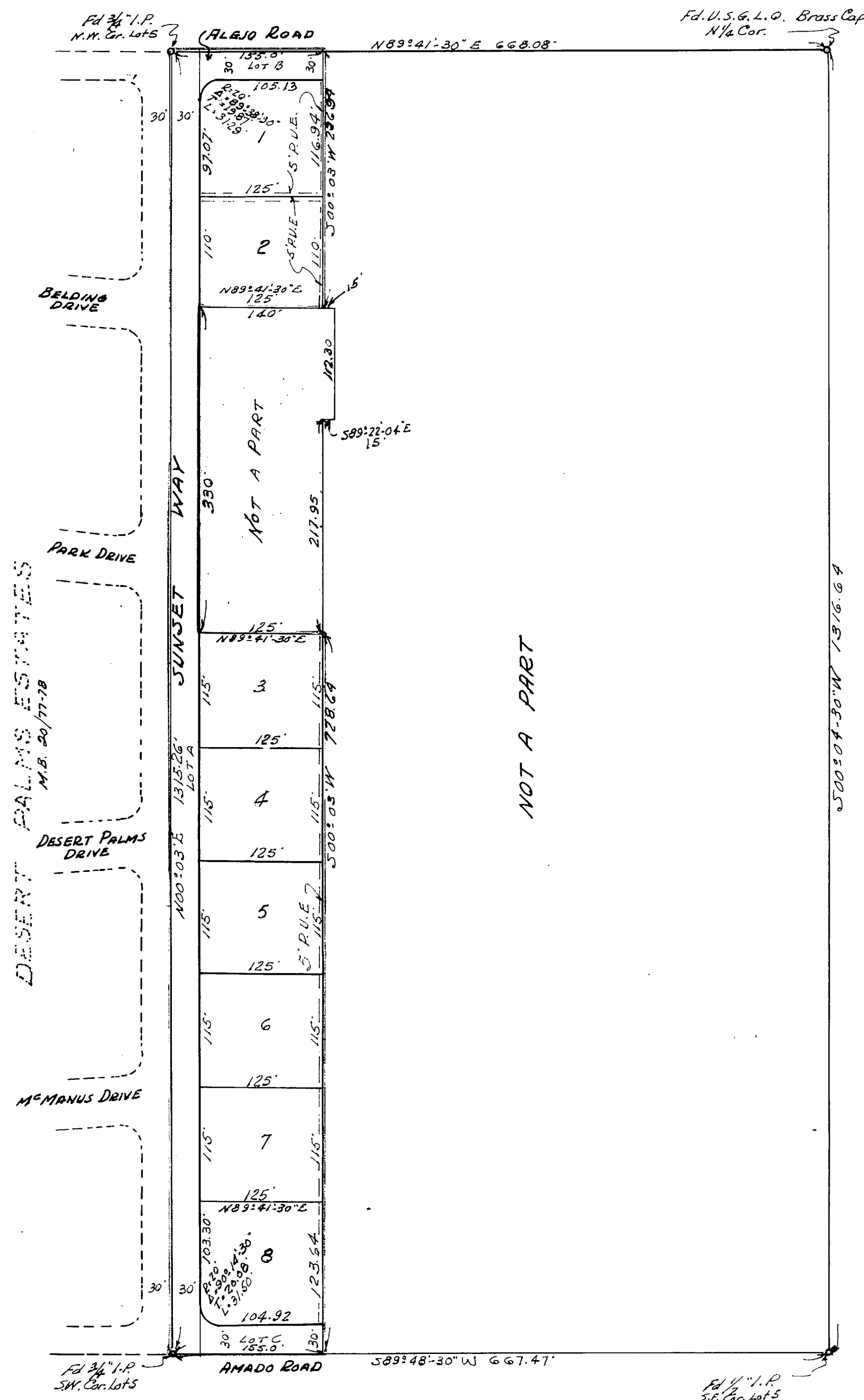
William A. Webb  
Secretary

I hereby certify that I have examined the within map; that the subdivision  
shown thereon is substantially the same as it appeared on the tentative map or  
the approved alterations thereof; that all provisions of State law and local ordinances  
have been complied with and I am satisfied that said map is technically  
correct.

Frank B. Fann  
City Engineer J.E. 8630

I hereby certify that I am a Licensed Land Surveyor of the State of California;  
that this map correctly represents a survey made under my supervision during  
April 1956; that all monuments shown hereon actually exist and their  
positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor N° 2344



33/61

FILED

AUG 30 1957  
No. 11111 at 2:40 P.M.JACK A. ROSS  
COUNTY RECORDERby O.A. Ross  
DEPUTY

Fee \$ 5.00

Filed by County Clerk  
Subdn. G'tee - R.T.C.

## BURTON TRACT NO.2

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of Lot 5 of Section 13,  
T.4S; R.4E; S.B.M., as shown on a map of Palm Valley Colony  
Lands on file in Map Book 14 Page 652, Records of San Diego  
County, California.

G.K. SANBORN  
Licensed Land Surveyor

February 1957 Scale 1"=100'

We hereby certify that we are the owners of, or are interested in, the land included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustee in that certain Deed of Trust recorded December 26, 1956 in Book 2016 page 68 of Official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown on this map within the colored border line and to the dedication of streets and easements as shown thereon

TITLE INSURANCE AND TRUST COMPANY, a corporation, Trustee  
by Armand R. Bruno  
State of California } Asst. Secretary  
County of Riverside } S.S.

On this 19th day of August, 1957, before me, a Notary Public in and for said County and State, personally appeared Armand R. Bruno, known to me to be the Assistant Secretary of the corporation that executed the foregoing instrument, and known to me to be the person who executed the foregoing instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same according to its By-laws or Resolution of its Board of Directors. WITNESS my hand and official Seal

Arnotha Whitcomb  
Notary Public in and for said County and State

I hereby certify that a bond in the sum of \$2500.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.

G. A. PEQUEGNAT  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

Dated this 26 day of August 1957  
By R. R. Petty Deputy

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Frank H. Hornsby R.E. 630  
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during March 1957; that all monuments shown hereon actually exist or will be in place on or before May 30th 1957, and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor N° 2344.

Note:

Bearings are derived from the North line of Lot 5 as shown on Map of Burton Tract N° 1 M.B. 31/65 Riv. Co. Maps  
2x2x16 Redwood stakes set at all lot corners tagged L.S. 2344.  
O denotes 1/2 x 3/4 iron pipes set unless otherwise shown.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots R, B and C, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5' P.U.E.

Roy W. Burton  
Zita R. Burton

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 24th day of July 1957, before me, Robert Peckham, a Notary Public in and for said County and State, personally appeared

Roy W. Burton and Zita R. Burton  
Known to me to be the persons who executed the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Robert Peckham  
Notary Public in and for the County  
of Riverside, State of California.

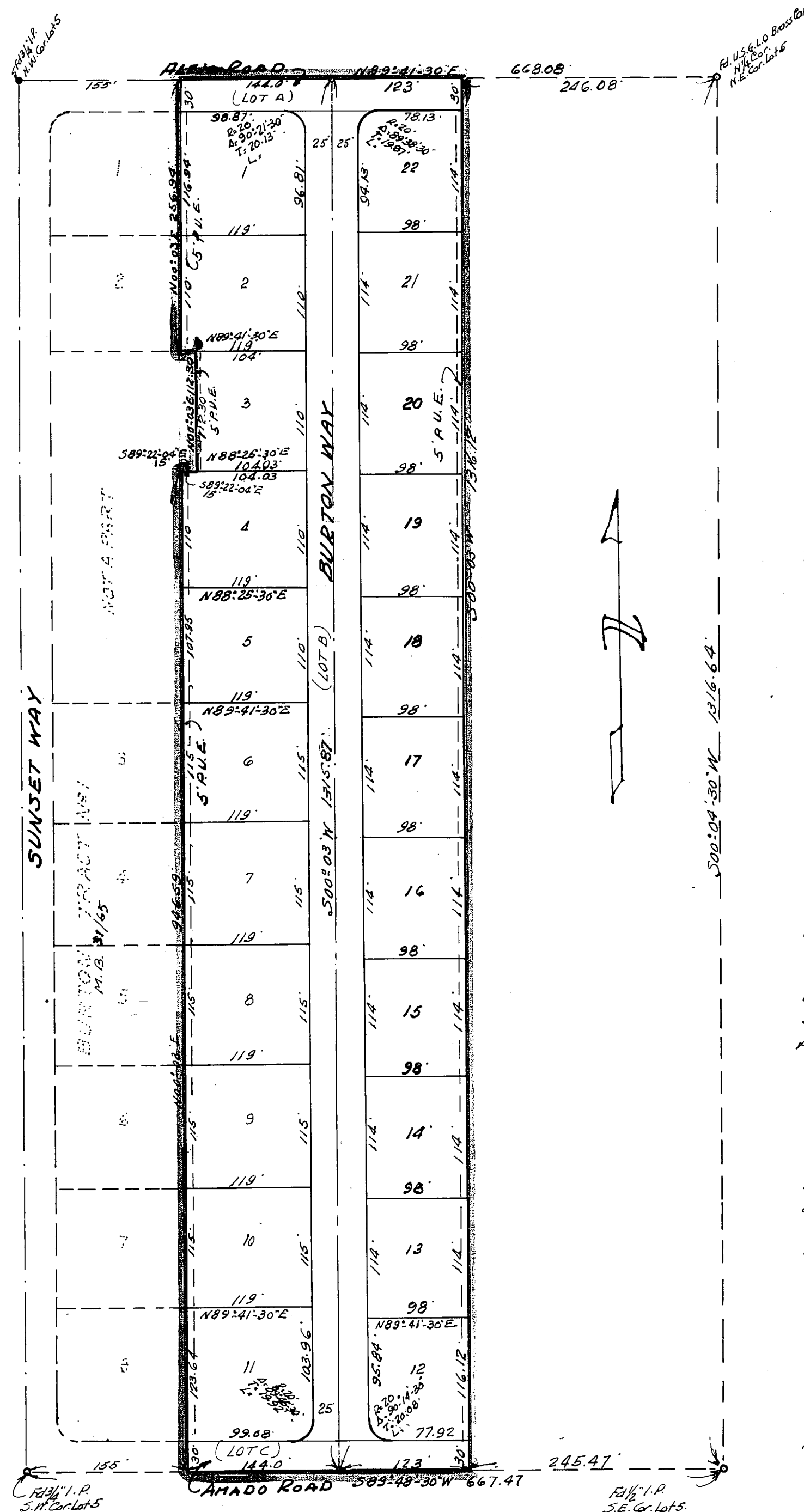
I, Louise M. Carr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, hereby certify that said City Council at its regular meeting held on the 26 day of March 1957, duly approved the annexed map of Burton Tract N° 2 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs.  
Dated July 26, 1957.  
Louise M. Carr  
City Clerk and ex-officio  
Clerk of the City Council of  
the City of Palm Springs,  
State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 25 day of March 1957.  
W.C. Foster  
Secretary

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special Assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are estimated at \$2500.00.

Dated this 20th day of August, 1957  
V.M. Hyde  
County Tax Collector  
By W.C. Foster Deputy.



<b>NAME</b>	Enchanted Homes	Map # 53
<b>DATE</b>	1957-58	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	Eastern part of Sunset Way, Burton Way, Orchid Tree Lane, Monterey Road, and Farrell Drive between Amado Road and Andreas Road, along with a series of cul-de-sacs: Jill Circle, Lyn Circle, Leslie Circle, Helena Circle, and the western part of Easmor Circle.	
<b>ARCHITECT</b>	Richard R. Leitch	
<b>DEVELOPMENT HISTORY</b>	<p>The Enchanted Homes tract is located within the former Sunmor Estates which the Alexanders purchased from Sunmor developer A.R. Simon. It included three phases of Alexander development between December 1957 and February 1958. Although sources have attributed these homes to Palmer and Krisel,<sup>169</sup> the <i>Desert Sun</i> attributes phases two and three of this development to Richard R. Leitch (1922-2008)<sup>170</sup> Krisel recalls designing the preliminary drawings for the homes, but Alexander Company executive Joe Dunas later removed him from the project.<sup>171</sup> According to Krisel, the project was turned over to architect Anton Dalu (who was working in the Palm Springs area at the time as documented by the <i>Los Angeles Times</i>). Dalu's involvement cannot be verified at this time. A model home for the development was located at 2866 Livmore Avenue.</p> <p>The Enchanted Homes tract featured a single 1,200 square foot, three bedroom/two bathroom floor plan with an open kitchen designed by Palmer &amp; Krisel.<sup>172</sup> These Mid-century Modern style post-and-beam homes also featured multiple roof designs (flat, shed, butterfly, and low-pitch gable) and exterior materials such as stone and concrete block.</p> <p>Phase one included the parcels along Andres Road and the four cul-de-sacs plus parcels to the east of Easmor Circle and along Farrell Drive north of Andreas Road. Phase two is bordered by Amado Road on the north, Andreas Road to the south, Farrell Drive to the east and Orchid Tree Lane to the West. Phase three is bordered by Amado Road on the north, Andreas Road on the South, Orchid Tree Lane on the east and Sunset Way on the west.</p>	

<sup>169</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 44.

<sup>170</sup> "Hold Open House for New Enchanted Homes Grouping," *Desert Sun*, May 22, 1958, 7.

<sup>171</sup> Email from William Krisel to Chris Menrad, January 2016.

Being a subdivision of Lots 44 and 56 of Sumner Estates N=1 as shown by map on file in Map Book 28 Page 58, Records of Riverside County, California, and a portion of Lots 3, 14, and 15 of Section 13, T.4S, R.4E, S.2M, as shown by map of Palm Valley Colony Lands on file in Map Book 14 Page 632, Records of San Diego County, California.

FILED

It hereby certifies that we are the owners of the land included within the subdivision shown on the attached map, that we are the only persons who consent to the necessary public use of the lands within the subdivision and that we have no other interest in the lands within the subdivision. We hereby certify that the lands within the subdivision are not subject to any other public use or public utility, and that the lands within the subdivision are not subject to any other public use or public utility, and that the lands within the subdivision are not subject to any other public use or public utility.

STATE OF CALIFORNIA } 53.

County of Riverside )  
 On this day of December, 1987, before me, Walter Wilson  
 a Notary Public in and for said County and State, personally appeared  
George Alexander known to me to be a Partner  
 of Eastwood Bertrates, A Co. Partnership who executed the within instrument  
 and known to me to be the person who executed the same, and he acknowledged to me that he executed the same.

Walter Wilson  
 Notary Public in and for the County of Riverside,  
 State of California.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid  
Slack County Municipal or local taxes or special assessments collected as  
taxes.  
Dated this 15th day of December 1957 V. M. HYDE

J. W. HYDE  
 County Tax Collector  
 By J. W. Hyde Deputy.

I, Mary S. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 17th day of December, 1957, duly approved the annexed map of EXHIBITED TRACTS WITHIN and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 2nd day of December 1957.

Mary L. Rinehart  
City Clerk and ex-officio Clerk of the  
City Council of the City of Palm Springs

Thereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 4th day of December 1957. *[Signature]*

W. A. Foster  
Secretary

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof, that all provisions of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Frank B. Hancock  
City Engineer R.E. 8830

No.	$\alpha$	$R$	$T$	$L$
1.	$30^{\circ}00'$	$20'$	$20'$	81.41
2.	$41^{\circ}24'35''$	$20'$	7.87	14.85

Mr. Callum Wray

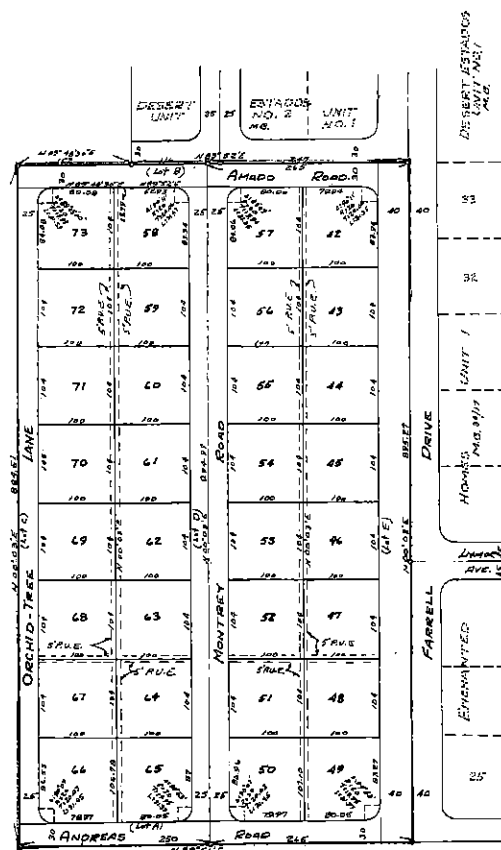
1537



# ENCHANTED HOMES UNIT NO. 2

Being a subdivision of a portion of Lots 12 and 13, Section 13, T4S, R4E, as shown by map of Palm Valley Colony Lands, on file in Map Book 14, Page 632, Records of San Diego County, California

G. K. Sanborn  
Licensed Land Surveyor  
December 1957 Scale 1"=100'



**FILED**

JAN 14 1958

Jack A. [Signature]

O. A. [Signature]

Fee \$4.00

Filed at 3:45 PM.

By Land Title Ins Co

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land and that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line and we hereby offer for dedication to public use for street purposes, lots A to E inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as S.R.U.E.

ENCHANTED HOMES by EASTWOOD ESTATES  
A General Partnership by W. L. [Signature] Partner

State of California, S.S.  
County of Riverside  
On this 8 day of January 1958, before me William A. Wilson a Notary Public in and for said County and State, personally appeared Robert H. [Signature] Known to me to be a partner in Eastwood Estates, a General Partnership, that executed the within instrument and known to me to be the person who executed the same on behalf of the General Partnership herein named, and he acknowledged to me that they executed the same

William A. Wilson  
Notary Public in and for the County  
of Riverside, State of California

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected, so far as

Dated this 10th day of January 1958  
V. M. HYDE  
County Tax Collector

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 8th day of January 1958, duly approved the annexed map of ENCHANTED HOMES UNIT NO. 2 and accepted on behalf of the public the foregoing dedications.

In WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 8th day of January 1958

Mary G. Ringwald  
City Clerk and ex-officio clerk of the  
City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 8th day of January 1958

W. L. [Signature]  
Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Richard A. [Signature]  
Deputy City Engineer R.E. 4286

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map currently represents a survey made under my supervision during January, 1958; that all measurements shown hereon, actually taken or will be taken on or before June 1, 1958, and their positions are correctly shown

G. K. Sanborn  
Licensed Land Surveyor No. 2344

14210

# ENCHANTED HOMES UNIT NO.3

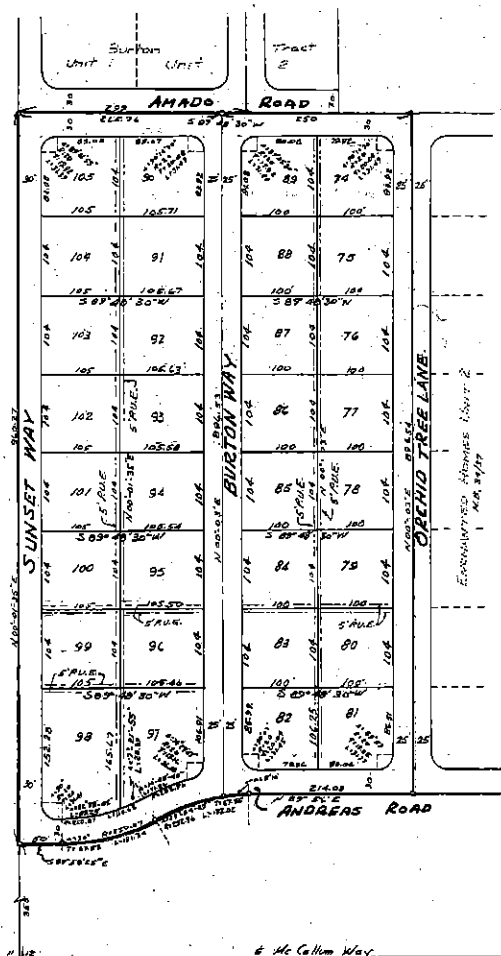
Being a subdivision of a portion of lot 12 of Section 13, T4S, R4E.  
S.B.B. & M., as shown by map of Palm Valley Colony Lands on file  
in Map Book 14, Page 65E, Records of San Diego County, California

G. K. Sanborn  
Licensed Land Surveyor  
January 1958 Scale 1 in. = 100 ft.

FILED

FEB 17 1958

By Jack H. Ross  
County Clerk  
Filed at 3:20 P.M.  
By Land Title Co  
Fee \$5.00



I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as I approved on the tentative map or the approved alterations thereto, that all provisions of State, law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Howard  
City Engineer R.E. 8430

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during December 1957; that all monuments shown herein actually exist or will be in place on or before May 1, 1958, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor N.E. 8344

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a chain title to said land and that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line and we hereby offer for dedication to public use for street purposes, Lots A to E inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5 P.U.E.

ENCHANTED HOMES by ESTATE  
A General Partnership of

Robert M. Wilson Partner

State of California & S.S.  
County of Riverside

On this 25th day of February, 1958, before me, Robert M. Wilson, a Notary Public in and for said County and State, personally appeared Robert M. Wilson, known to me to be a partner in said partnership, a General Partnership, that executed the within instrument and known to me to be the person who executed the same on behalf of the General Partnership herein named, and he acknowledged to me that they executed the same.

Robert M. Wilson  
Notary Public in and for the County of  
Riverside, State of California

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments called as taxes.  
Dated this 27th day of Feb 1958.

V.M. NYDE  
County Tax Collector

William H. Jones Deputy

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22nd day of January, 1958, duly approved the annexed map of Enchanted Homes Unit No. 3 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF I have unto set my hand and affixed the official seal of the City of Palm Springs this 15th day of February, 1958

Mary G. Ringwald  
City Clerk and ex-officio clerk of the  
City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 15th day of January, 1958.

W. H. Jones  
Secretary

Note:  
Bearings derived from the Center Line of  
Orchid Tree Lane as shown on map of Enchanted  
Homes Unit No. 1 on file in Map Book 34  
Page 37. Records of Riverside County.  
Elevations of Reduced Station set at all lot corners.  
a indicates 1/2" x 3/8" iron pipe set under otherwise  
noted.

Nº 7

MB 34/63

<b>NAME</b>	Janis' Hilltop Estates	Map # 54
<b>DATE</b>	1957	
<b>DEVELOPER</b>	Sam Janis	
<b>BOUNDARY</b>		
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>During the 1950s, residential development in Palm Springs continued to expand eastward and southward. Like other locations in Southern California, it was a period in which large developers dominated the scene; among them were William Grant, Noel B. Clarke, A. R. Simon, George and Robert Alexander, Roy Fey, and Jack Meiselman. However, a series of small developers still flourished. Examples included Roy W. Burton's Burton Tract (1957); auto salesman-turned-real estate developer Sam Janis who subdivided Janis' Hilltop Estates (1958); and David M. Benjamin (1894-1987), who developed the El Mirador Park tract (1946) and Mountain View Estates (1956).</p>	

**FILED**  
On March 18 1958

SUBD. OFF. R.T. CO.

 $S.B.B \in M.$ 

November 1957 Scale 1"=100'

By D. J. Kelly Deputy

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A, B, and C and for the construction and maintenance of public utilities, the five (5) foot Public Utilities Easement shown on the map as 5' P.U.E.; and also offer for dedication the areas designated as 10.0' drainage easements.

State of California } S.S.  
County of Riverside }

Known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same

Notary Public in and for the  
County of Riverside, State  
of California.

V. M. Hyde  
County Tax Collector

By Mari N. Brea Deputy

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 8th day of January, 1958, duly approved the annexed map of Janis Miller Estates No.1 and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 4th day of MARCH, 1958.

Mary L. Ringwald  
City Clerk and ex-officio Clerk of the City Council  
of the City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 8<sup>th</sup> day of January 1958.

*H. A. Foster*  
Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hammond  
City Engineer P.E. 863

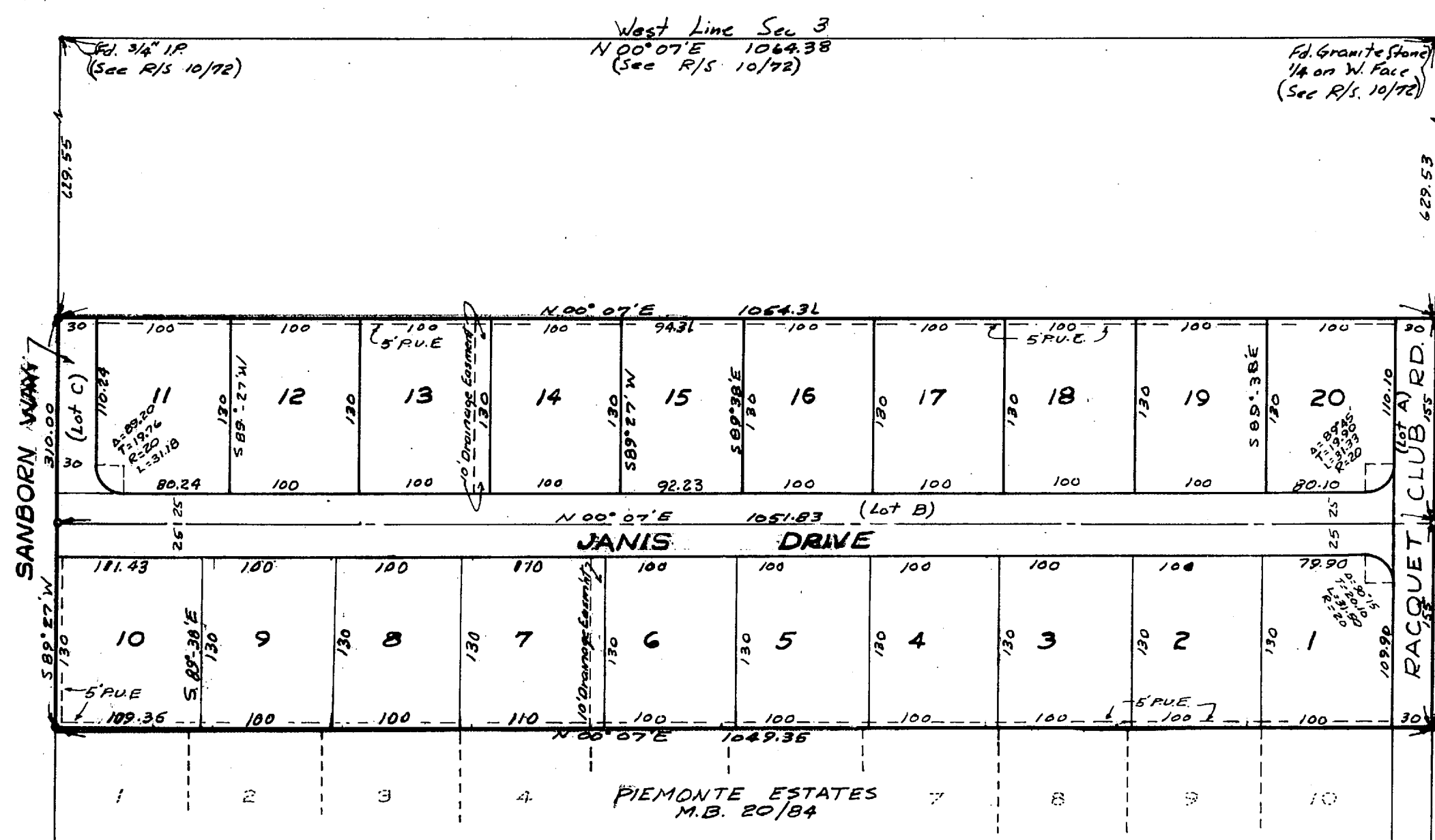
I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during November 1957; that all monuments shown hereon actually exist, or will be in place on or before APRIL 1957, and their positions are correctly shown.

K. Saulam  
Licensed Land Surveyor N° 2344

We hereby certify that we are the holders of on record in the legal title to the land included within the subdivision as shown on the annexed map consisting of one (1) sheet by reason of being trustee in that certain Deed of Trust recorded on July 1, 1954 in Book 2112, Page 289 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision map, maps and all statements as shown thereon.

**THE INSURANCE AND TRUST COMPANY, a corporation, Trustee**

by Assistant Secretary



Note:  
Bearings are derived from the West line  
of Piemonte Estates M.B. 20/84 P. 6.  
Records.  
2x2'x16' Redwood stakes tagged L.S. 2344  
set at all lot corners.  
o indicates 1/2"x30" iron pipes unless other-  
wise shown

STATE OF CALIFORNIA } ss  
 COUNTY OF RIVERSIDE }  
 On this 10th day of March 1938 before me, the undersigned,  
 a Notary Public in and for said county and state, personally appeared  
Jack Stiles and \_\_\_\_\_ known to me to be the  
Assistant Secretary respectively of Title Insurance and Trust Company  
 the corporation that executed the within instrument and known to me to be  
 the persons who executed the same on behalf of the corporation therein  
 named and acknowledged to me that such corporation executed the  
 same as Trustee.  
 WITNESS my hand and official seal.

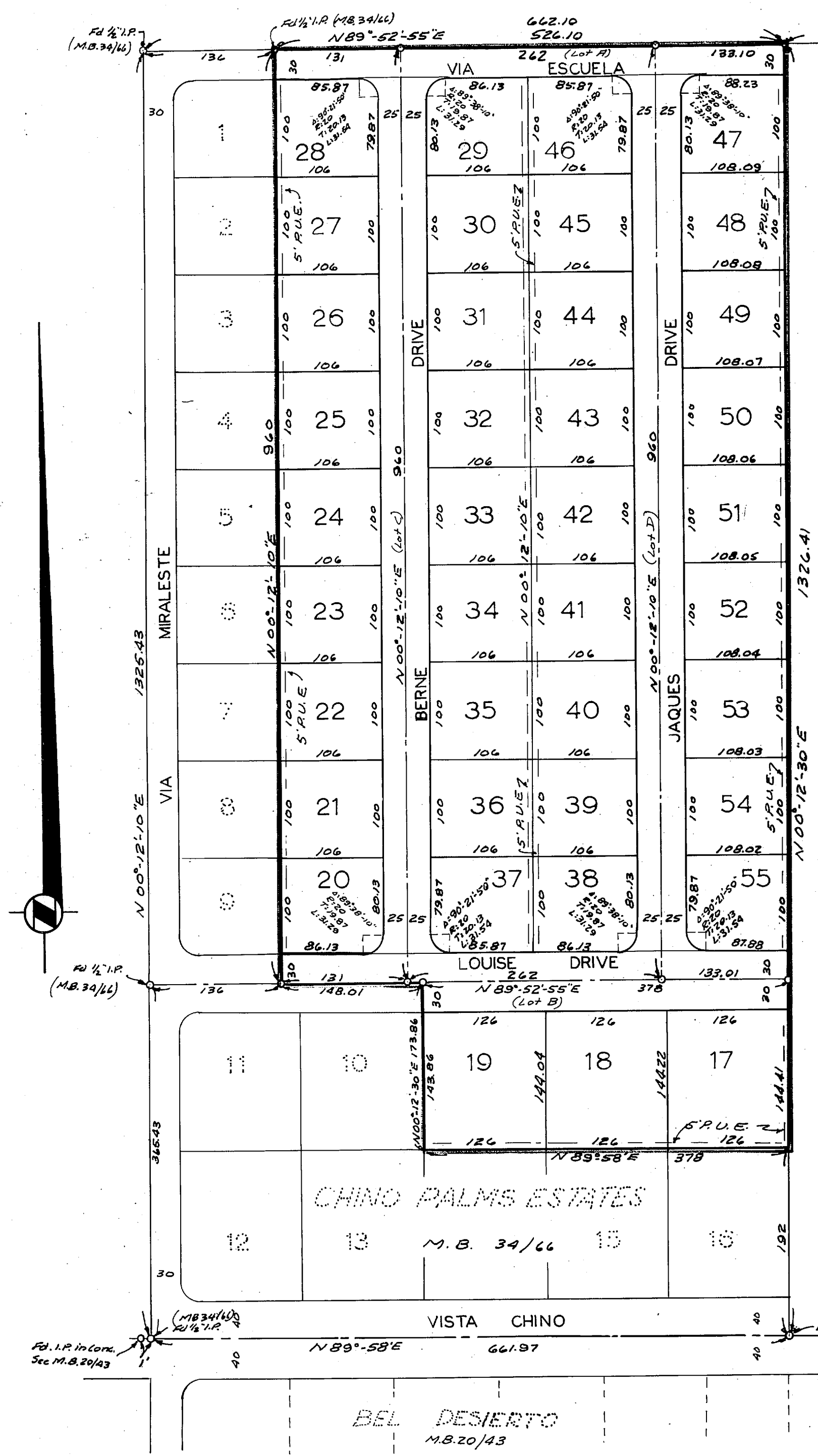
Notary Public in and for said County and State.

NO 7 MB 34/67

<b>NAME</b>	Chino Palms Estates	Map # 55
<b>DATE</b>	1958	
<b>DEVELOPER</b>	Jack Meiselman	
<b>BOUNDARY</b>	Phase I: south of Via Escuela; Phase II: east side of via Miraleste, all of Berne Street, and all of Jacques Street.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In 1958-59, Meiselman embarked on the largest of his developments, Chino Palms Estates. This eighty-five parcel development consists of two tangential property areas. The first, developed in 1958, is south of Via Escuela. The second, developed in 1959, consists of the east side of via Miraleste, all of Berne Street, and all of Jacques Street. The second phase is composed of smaller parcels than the first (100 x 100 feet versus 125 x 150 feet in phase one). In February of 1959, Meiselman purchased a 10-acre parcel adjacent to the second phase of Chino Palms Estates from Julian Smith.<sup>173</sup> Thirty additional homes were built on this parcel.</p> <p>Chino Palms Estates houses were available in 2-bedroom+den or 3 bedroom, 2 bathroom plans. Air conditioning was featured as a key selling point. Model homes for the development included 1820 N. Via Miraleste, 1830 N. Via Miraleste, and 2295 N. Via Miraleste.</p>	

<sup>173</sup> "Meiselman Plan 30 New Homes," *Desert Sun*, February 12, 1959.





# CHINO PALMS ESTATES UNIT NO.2

BEING A SUBDIVISION OF A PORTION OF THE W.1/2 OF THE SE.1/4 OF THE S.W.1/4 OF SECTION 2, T.4SR.4E., S.B.B.&M.

G.K. SANBORN  
LICENSED LAND SURVEYOR  
OCTOBER 1958 SCALE 1"=100'

**FILED**  
Dec 24 1958  
No. 50000 at 10:50 A.M.  
**JACK A. ROSS**  
County Recorder  
by O. A. [Signature] Deputy  
Fee \$5.00  
Filed by Pioneer Title Inc. Co.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made by me or under my supervision during October 1958, that all monuments shown here on actually exist or will be in place on or before March 31st 1959

G. K. Sanborn  
Licensed Land Surveyor No. 2344.

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank R. Homenchuk  
City Engineer R.E. 8660.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 5th day of November 1958.

W. A. [Signature]  
Secretary.

I, Mary G. Ringwald, City Clerk and ex-officio Clerk of the City of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 25th day of November 1958, duly approved the annexed map of CHINO PALMS ESTATES UNIT No. 2 and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF I have set my hand and affixed the official seal of the City of Palm Springs this 17th day of December 1958.

Mary G. Ringwald  
City Clerk and ex-officio Clerk of the City Council, City of Palm Springs, California.

Note:-  
Bearings are derived from the center line of Via Miraleste as shown on map of Chino Palms Estates, M.B. 34/66, Rv. Co. Records.  
2"x2"x16" Redwood Stakes set at all lot corners tagged L.S. 2344  
O Denotes 1/2"x3/4" Iron Pipe set unless otherwise noted.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we hereby offer for dedication to public use for street purposes Lots A to D inclusive, and for the construction and maintenance of public utilities, the five (5') foot Public Utility Easements shown on the map as S.P.U.E.

Bejack Corporation  
by Berne B. Meiselman Pres.

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this 19 day of Dec 1958, before me E. W. HOFER a Notary Public in and for said County and State, personally appeared Jack Meiselman and Berne B. Meiselman known to me to be the President and Secretary of Bejack Corporation, the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation herein named, and they acknowledged to me that such Corporation executed the same.

E. W. Hofer  
Notary Public in and for the County of Riverside, State of California.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes

Dated this 24 day of Dec. 1958.  
V. M. HYDE  
County Tax Collector  
by W. A. [Signature] Deputy.

I hereby certify that a bond in the sum of \$           has been filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.  
Dated this            day of            1958

by                                  Deputy.  
G. A. PEQUESNAT  
County Clerk and ex-officio clerk of the Board of Supervisors.

We hereby certify that we are holders or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of one (1) sheet, by reason of being trustee in that certain Deed of Trust dated February 27, 1959 covering the land shown on said map, and recorded in the office of the Recorder of Riverside Co., Calif., and we hereby consent to the making of said subdivision and map, all as shown within the colored border line, and to the dedication of streets and easements as shown thereon, pursuant to the request of the beneficiaries in said Deed of Trust.

TITLE INSURANCE AND TRUST COMPANY, a corporation, Trustee

By Paul G. Stewart Ass't Secretary

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On March 18, 1959, before me, the undersigned, a Notary Public in and for said County & State, personally appeared Paul G. Stewart known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY the Corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said Corporation therein named and acknowledged to me that such Corporation executed the same as Trustee.

Weather O. H. Hough  
Notary Public in and for said County and State

# CHINO PALMS ESTATES UNIT NO. 3

BEING A SUBDIVISION OF THE EAST 660' FEET OF THE  
S.1/2 OF THE NW.1/4 OF THE S.W.1/4 OF SECTION 2,  
T.4S,R.4E, S.B.B.&M.

February 1959

G. K. SANBORN  
Licensed Land Surveyor

Scale 1"=60'

**FILED**

MARCH 24, 1959

No. 21501 at 3:50 P.M.

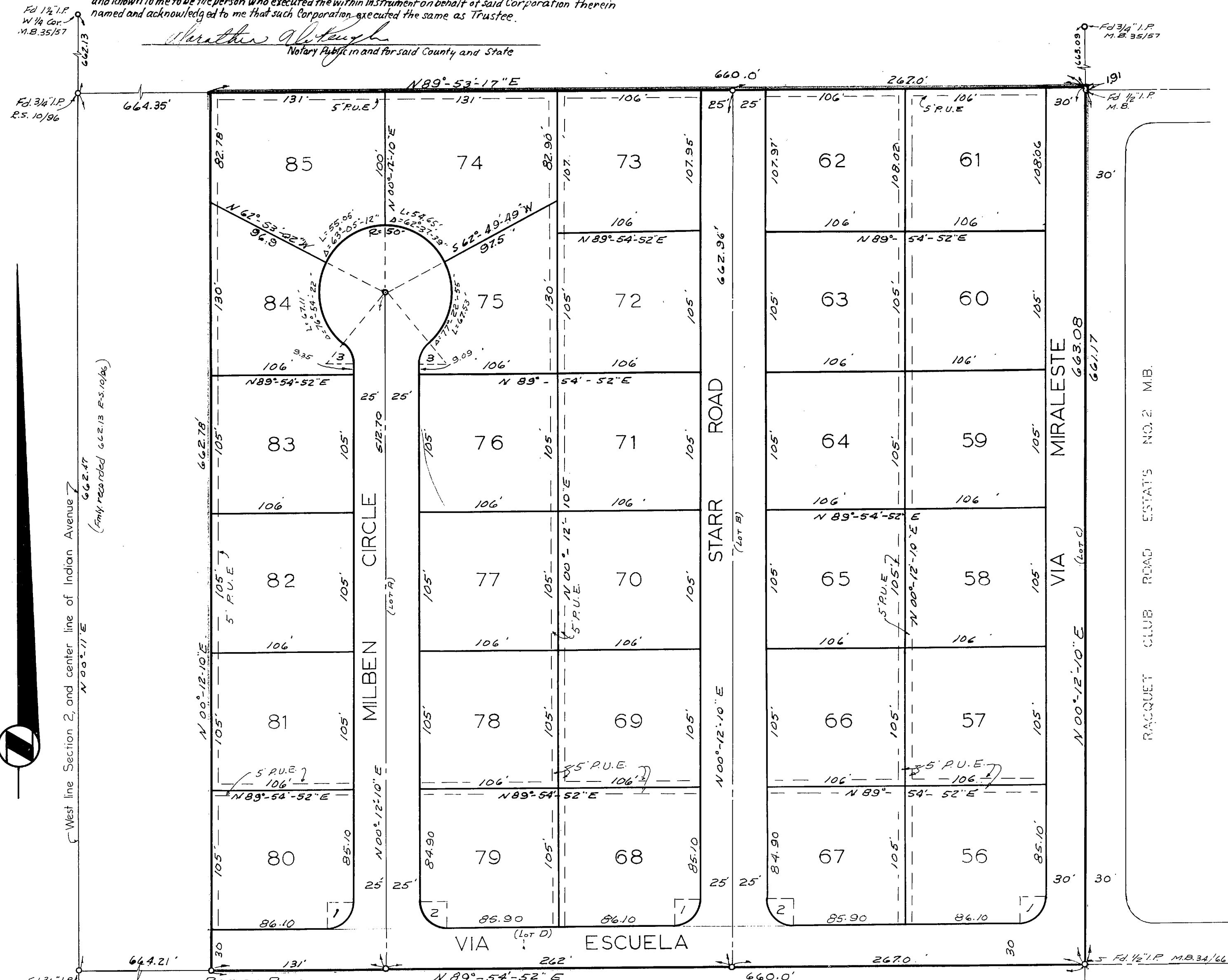
JACK A. ROSS

by Alvin Alderson Deputy

Fee: \$5.00

Filed by County Clerk

SUBDN G-TTEE: P.T.L.C.



Lot	Area	Rad	Tan	L
1	89°-42'-42"	20'	19.90	31.32
2	90°-17'-18"	20'	80.10	31.52
3	49°-59'-34"	20'	9.32	17.45

N 89°-54'-52" E

NOTE -

Bearings derived from the West Line (N 00°-12'-10" E) of Section 3, T.4S,R.4E, as per R.S. 10/96.

2"x2 1/2" Redwood stakes set at all lot corners tagged L.S. 23 44.

° Denotes 1/2" 36" Iron pipe set unless otherwise noted.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consent are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots "A" to "D" inclusive and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5' P.U.E.

EL MIRADOR PARK DEVELOPMENT CO

by Jack Meiselman Pres

by Berne B. Meiselman Sec'y

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 17th day of March, 1959, before me Robert E. Kreis a Notary Public in and for said County and State, personally appeared Jack Meiselman and Berne B. Meiselman known to me to be the President and Secretary of EL MIRADOR PARK DEVELOPMENT CO, the Company that executed the within instrument and known to me to be the persons who executed the same on behalf of the Company herein named, and they acknowledged to me that such Company executed the same.

Robert E. Kreis 5268  
Notary Public in and for the State of California,  
County of Riverside.

I Mary G. Ringwald, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 12th day of March, 1959, duly approved the annexed map of CHINO PALMS ESTATES UNIT NO. 3 and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF I have set my hand and affixed the official seal of the City of Palm Springs this 13th day of March, 1959.

Mary G. Ringwald  
City Clerk and ex-officio Clerk of the City Council of the  
City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 9th day of March, 1959.

W. C. Foster Secretary

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

H. H. Moore City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during March 1959, that all monuments shown hereon actually exist or will be in place on or before September 30, 1959.

G. K. Sanborn L.S. 2344

I hereby certify that a bond in the sum of \$5,500.00 has been executed and filed with the approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, not County, Municipal, or local and all special assessments collected as taxes, which at the time of filing of the map with the County Recorder are a lien against the property, but not yet payable.

Dated this 23rd day of MARCH, 1959.

G. A. PEQUEGNAT

County Clerk and ex-officio clerk of  
the Board of Supervisors.

by C. Maurer Deputy.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are estimated at \$500.00.

Dated this 18th day of March, 1959.

DONNA M. BOUER  
County Tax Collector

by G. K. Sanborn Deputy

CHINO PALMS  
ESTATES, NO. 1  
M.B. 34-66

<b>NAME</b>	Palm Springs Golf Club	Map # 56
<b>DATE</b>	1958	
<b>DEVELOPER</b>	Westview Development Corporation	
<b>BOUNDARY</b>	Cherry Hills Drive to the north, Waverly Drive to the south, Bob O Link Lane to the east and Broadmoor Drive to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>One of the early residential golf communities in Palm Springs, the Palm Springs Golf Club (a.k.a. Palm Springs Municipal Golf Course and the Tahquitz Creek Golf Resort), dates back to 1958 (although it was not fully realized until the 1970s). The vision for the \$15,000,000 project included residential areas bordering the fairways of the golf course, a hotel and a shopping center. The 332-acre parcel along Highway 111 had been purchased in 1956 from Pearl McManus by the Palm Springs Capital Company (a holding company for the Palm Springs Turf Club) as a site for a horse-racing track.<sup>174</sup> At the time it was east of the Palm Springs city limits. When the California Horse Racing Board refused to grant the Turf Club a license in 1957, the holding company changed plans and partnered with Morton B. Zuckerman, President of the Westview Development Corporation, to turn it into a residential golf community. Zuckerman was a noted residential and commercial developer from Chicago. Frank Bogert was executive vice president of the Westview Development Corporation. For the housing development, Westview turned initially to architect William M. Bray (1905-1998) for the design of 350 units. Between 1961 and 1965,<sup>175</sup> Westview constructed the houses along Broadmoor Drive, Brentwood Drive, Bob O Link Drive and Cherry Hills Drive, Menlo Circle, and Oswego Circle.<sup>176</sup></p> <p>The vision for the development included the eighteen-hole championship golf course (1958-59, Lawrence Hughes), 240 single-family residences, plus 300 “garden cottages” that would feature swimming pools, and recreation and sports facilities. Owners were to automatically become members in the private country club.<sup>177</sup> Ads in the <i>Palm Springs Villager</i> not only touted these amenities, they featured a green map of the course and integrated home sites. Increasingly, however, the development began to face financial difficulties and, on July 1, 1959, Westview turned over control of the course to the City of Palm Springs and it became a public course.<sup>178</sup></p>	

<sup>174</sup> “Land Sold for Race Track,” *Los Angeles Times*, January 18, 1956, 25.

<sup>175</sup> Pending confirmation of dates.

<sup>176</sup> The project team is in contact with the architect’s son, Roger Bray, to locate historic material on the plans for these houses.

<sup>177</sup> “Huge Development Set for Palm Springs Area,” *Los Angeles Times*, July 27, 1958, F8.

<sup>178</sup> “In Black and White,” *Corona Daily Independent*, April 21, 1959, 6.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings



**FILED**  
On Aug 17 1958

No. \_\_\_\_\_ at 2:58 P. M.  
Jack A. Ross  
County Recorder  
By C. L. N. Wat  
Deputy  
Fee \$5.00  
Subdn. Gtee - R.T.Co

# PALM SPRINGS GOLF CLUB TRACT

## UNIT NO.1

Being a subdivision of a portion of Section 29, T.4S, R.5E, S.B.M.

G.K. JANBORN  
Licensed Land Surveyor  
July 1958 Scale 1"=200'

Approved by the Riverside County Planning Commission in accordance with the requirements of law, in duly authorized meeting held on the 8 day of August 1958  
Harold J. Eversen  
Secretary

The County of Riverside, State of California, by and through its duly authorized officers, hereby approves this final map

Dated this 11<sup>th</sup> day of August 1958.  
Attest  
G.A. Paquegnat  
County Clerk and ex-officio  
Clerk of the Board of Supervisors.  
By Marlene Bauer Deputy  
Chairman of the Board of Supervisors.

By Marlene Bauer Deputy  
I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes, except taxes and Special Assessments now a lien but not yet payable which are estimated at \$1,000.00.  
Dated this 7 day of August 1958.  
V.M. Hyde  
County Tax Collector  
By Marlene Bauer Deputy.

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.  
Dated this 8<sup>th</sup> day of August 1958.  
A.C. Keith  
County Surveyor  
By C. T. Worsley Deputy.

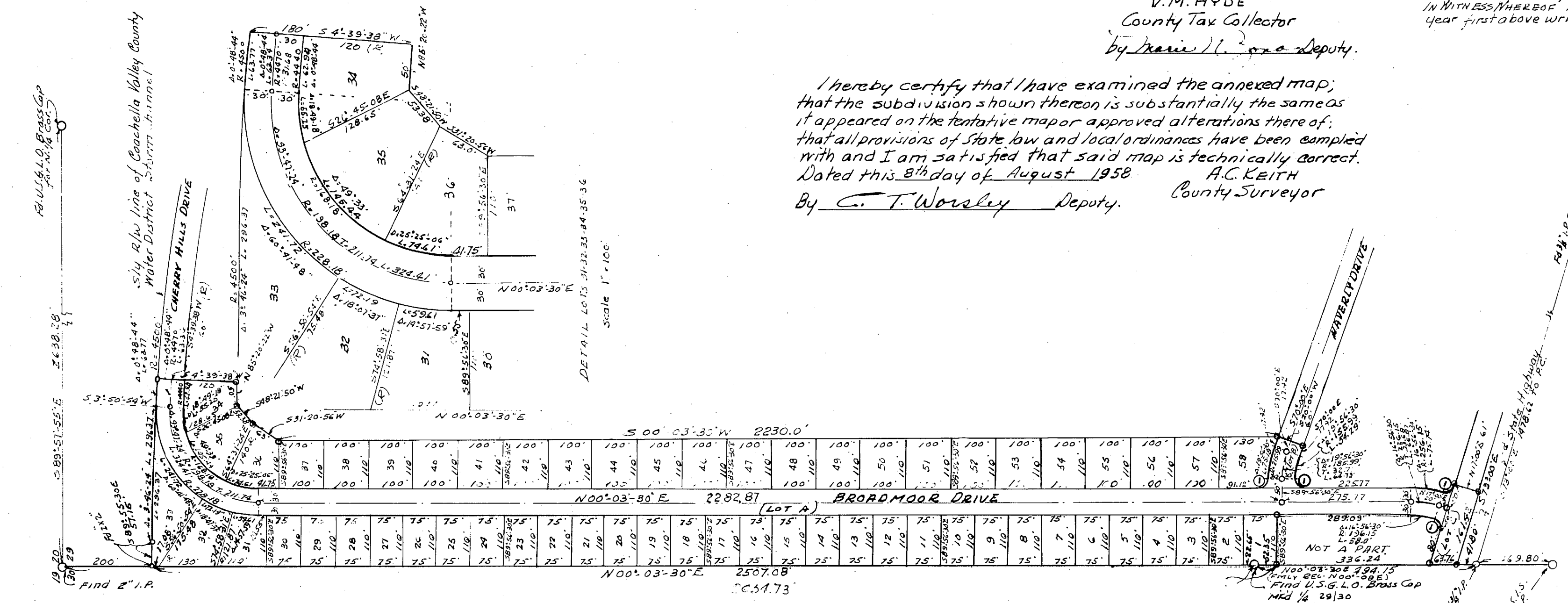
Whereof, nevertheless, we are the owners and purchasers under contract of the land in and to which the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and filing of said map and subdivision as shown within the colored border line. Lots A to C inclusive are hereby retained as private non-exclusive roads to be used by the lot owners within the bounds of the subdivision, their successors and assigns, in common with Westview Development Corporation, their successors and assigns, and appurtenant to the lands of said Corporation now owned in Section 29, Township 4 South, Range 5 East, San Bernardino Base and Meridian.

PALM SPRINGS CAPITAL COMPANY  
a corporation, Owner  
By D. D. Dunlap Pres.  
By E. G. Steele Secy.  
WESTVIEW DEVELOPMENT CORPORATION  
a corporation, Purchaser under contract  
By Marlene Bauer Pres.  
By Ann Rogers Vice Pres.  
SECURITY TITLE INSURANCE COMPANY  
Trustee under Deed of Trust  
By Marlene Bauer VICE PRES  
By Ronald W. Luyke ASST. SECT.

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }  
On this 31 day of July 1958, before me Stacy J. Davis, a Notary Public in and for said County and State, personally appeared D. D. Dunlap and E. G. Steele known to me to be the President and Secretary of PALM SPRINGS CAPITAL COMPANY the Corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said Corporation and they acknowledged to me that such Corporation executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.  
Stacy J. Davis  
Notary Public in and for the County of Los Angeles, State of California.  
My Commission Expires April 20, 1961

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 11 day of August 1958 before me William A. Thurston, a Notary Public in and for said County and State, personally appeared Marlene Bauer and Ann Rogers known to me to be the President and Vice President of WESTVIEW DEVELOPMENT CORPORATION, the Corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said Corporation and they acknowledged to me that such Corporation executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.  
William A. Thurston  
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 12 day of August 1958 before me Stacy J. Davis, a Notary Public in and for said County and State, personally appeared D. D. Dunlap and Ronald W. Luyke known to me to be the President and Secretary of SECURITY TITLE INSURANCE COMPANY, the Corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said Corporation and they acknowledged to me that such Corporation executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.  
Stacy J. Davis  
Notary Public in and for the County of Riverside, State of California.



Notes:  
Bearings are derived from the center line of State Highway as shown on Map of Palm Springs-Indio Road, File No. 602-2 County Surveyors Office.  
2x2x16 Redwood stakes topped L.S. 2344 set at all lot corners.  
O Denotes 3/4"x36" iron pipes set unless otherwise shown.

RETURN DATA			
Δ	RADIUS	TANGENT	LENGTH
90°00'	20'	20'	31.42'

MB 35/49

# PALM SPRINGS GOLF CLUB TRACT UNIT NO.2

SHEET No.1 of 2 SHEETS

Being a subdivision of a portion of Section 29, T.4S, R.5E, S.B.M.

G.K.SANBORN  
Licensed Land Surveyor  
October 1958 Scale 1"=100'

We hereby certify that we are the owners and purchasers under contract of the land included within the subdivision shown on the annexed map consisting of two (2) sheets; that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of said map and subdivision as shown within the colored border line. Lots A to E inclusive are hereby retained as private non-exclusive roads to be used by the lot owners within the bounds of the subdivision, their successors and assigns, in common with Westview Development Corporation, their successors and assigns, and appurtenant to the lands of said Corporation now owned in Section 29, Township 4 South, Range 5 East, San Bernardino Base and Meridian.

PALM SPRINGS CAPITAL COMPANY WESTVIEW DEVELOPMENT CORP.  
A Corporation, Owner A Corporation, Purchaser under contract.  
By D.D. Dunlap Pres. By Morton B. Ullman Pres.  
By E.G. Steele Secy By Morton B. Ullman Vice Pres.  
Security Title Insurance Company  
Trustee under Deed of Trust  
By Robert E. Blau Vice Pres.  
By Robert E. Blau Ass't. Sec'y

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }  
On this 26 day of November 1958 before me Agnus B. Hughes  
a Notary Public in and for said County and State personally appeared  
D.D. Dunlap and E.G. Steele known to me to be the President and Secretary of  
Palm Springs Capital Company the Corporation that executed the within  
instrument, and known to me to be the persons who executed the same on behalf  
said Corporation and they acknowledged to me that such Corporation executed the  
same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official  
seal the day and year first above written.

Agnus B. Hughes  
Notary Public in and for the County of  
Los Angeles State of California 6-19-1961

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 11 day of MARCH 1959 before me DOROTHY J. LOYDEN  
a Notary Public in and for said County and State, personally appeared  
MORRIS SAMUEL and MORTON B. ULLMAN known to me to be the  
President and Vice President of Westview Development Corporation the  
Corporation that executed the within instrument, and known to me to be the  
persons who executed the same on behalf of said Corporation, and they  
acknowledged to me that such Corporation executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official  
seal the day and year first above written.

Dorothy Loyden  
Notary Public in and for the County  
of Riverside State of California.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 28 day of APRIL 1959 before me DOROTHY MERRITT  
a Notary Public in and for said County and State, personally appeared  
ROBERT E. BLAU and HELEN E. SUMMERS known to me to be the  
Vice President and Asst. Secretary of Security Title Insurance Company, the  
Corporation that executed the within instrument, and known to me to be the  
persons who executed the same on behalf of said Corporation, and they  
acknowledged to me that such Corporation executed the same.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official  
seal the day and year first above written.

Dorothy Merritt  
Notary Public in and for the County  
of Riverside State of California.

Approved by the Riverside County Planning Commission in accordance with  
the requirements of law, in duly authorized meeting held on the 22 day of  
April 1959.

Harold J. Evensen  
Secretary

The County of Riverside, State of California, by and through its duly  
authorized officers, hereby approves this final map.  
Dated this 27 day of April 1959.

Attest  
G.A. PEQUEGNAT  
County Clerk and ex-officio Clerk  
of the Board of Supervisors.  
By Chas. J. Patten Deputy

By Chas. J. Patten  
Chairman of the Board of Supervisors.

I hereby certify that according to the records of this office as of  
this date, there are no liens against the property shown on the  
annexed map consisting of two sheets, for unpaid State, County,  
Municipal or local taxes or Special Assessments collected as taxes,  
except taxes and special assessments now a lien but not yet payable  
which are estimated at \$ 700.00.  
Dated this 30 day of April 1959.  
DONNA M. BOUER  
COUNTY TAX COLLECTOR  
by M. J. Corbitt Deputy  
I hereby certify that I have examined the annex map consisting of  
two sheets; that the subdivision shown thereon is substantially the  
same as it appeared on the tentative map or approved alterations  
thereof; that all provisions of State law and local ordinances have  
been complied with and I am satisfied that said map is technically  
correct. Dated this 22 day of April 1959.

By G.C. Keith Deputy County Surveyor

I hereby certify that I am a Licensed Land Surveyor of the State of  
California; that this map correctly represents a survey made under  
my supervision during October 1958, that all monuments shown thereon  
actually exist and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor No. 2344

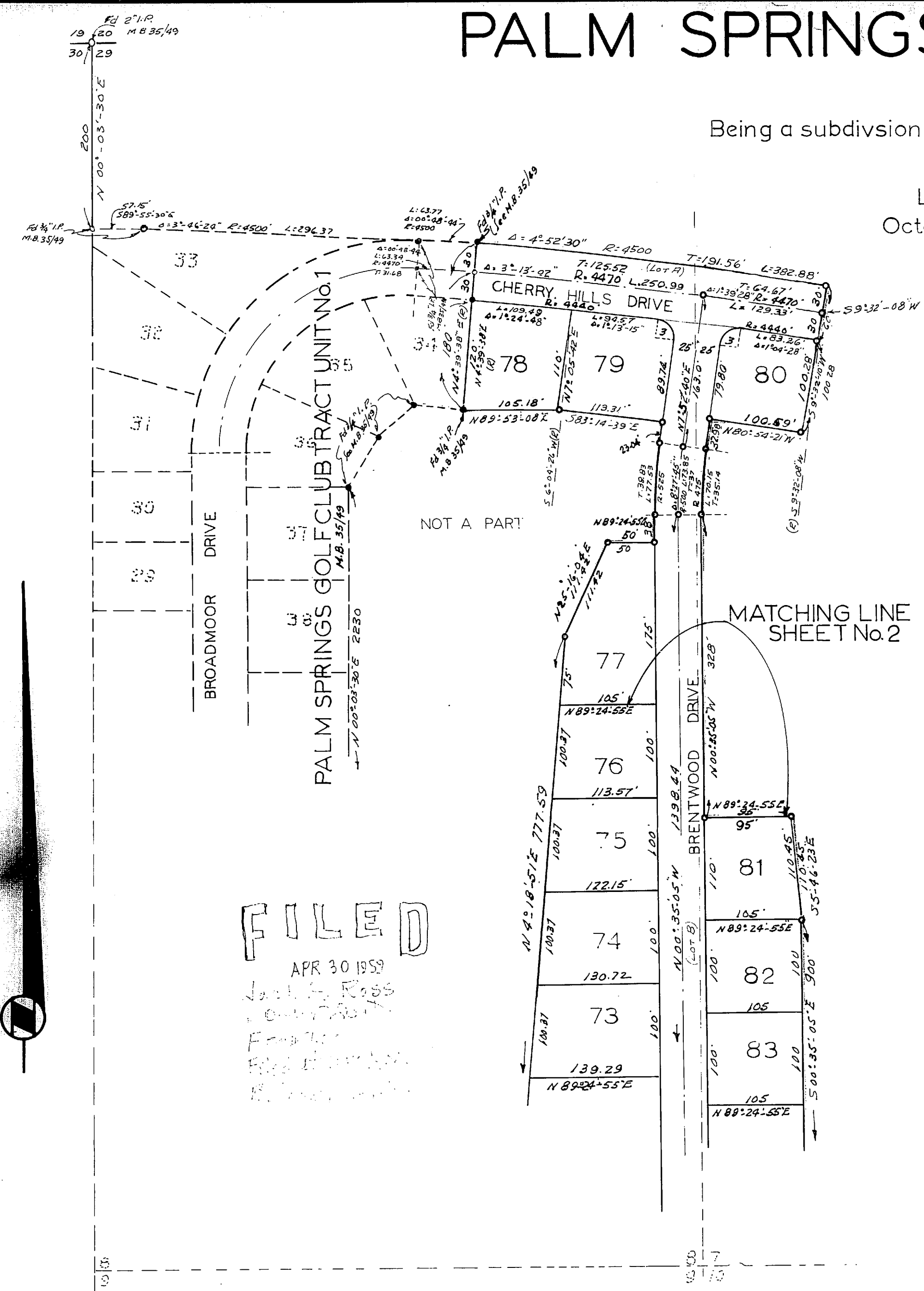
NOTE:-  
This subdivision covers portions of Lots 7-8-9-10-23-24 of  
Section 29, T.4 S.R.5 E., Palm Valley Colony Lands as Recorded in  
Map Book 14, Page 652, Records of San Diego County, California.

NOTE:-  
All utilities to be underground and in streets.  
Building setback line to be 25 feet from front Property Line.

NOTE:-  
Bearings are derived from the center line of Waverly Drive  
(S 70°-00' E) as shown on map of Palm Springs Golf Club Tract  
Unit No.1, M.B. 35/49 Riverside County Records.  
o Denotes 3/4" iron pipes set unless otherwise shown tagged L.S.2344.  
2x2" Redwood stakes set at all lot corners, tagged L.S.2344.

I hereby certify that a bond in the sum of \$ 700.00 has been executed and filed  
with the approved by the Board of Supervisors of the County of Riverside, State of  
California, conditioned upon the payments of all taxes, State, County, Municipal or  
local and all special assessments collected as taxes, which at the time of filing  
of this map with the County Recorder are a lien against the property, but not  
yet payable. Dated this 27 day of April 1959.

G.A. PEQUEGNAT  
County Clerk and ex-officio Clerk  
of the Board of Supervisors  
By Chas. J. Patten Deputy



FILED

APR 30 1959  
Jack S. Ross  
County Clerk  
Riverside County



# PALM SPRINGS GOLF CLUB TRACT

## UNIT NO. 2

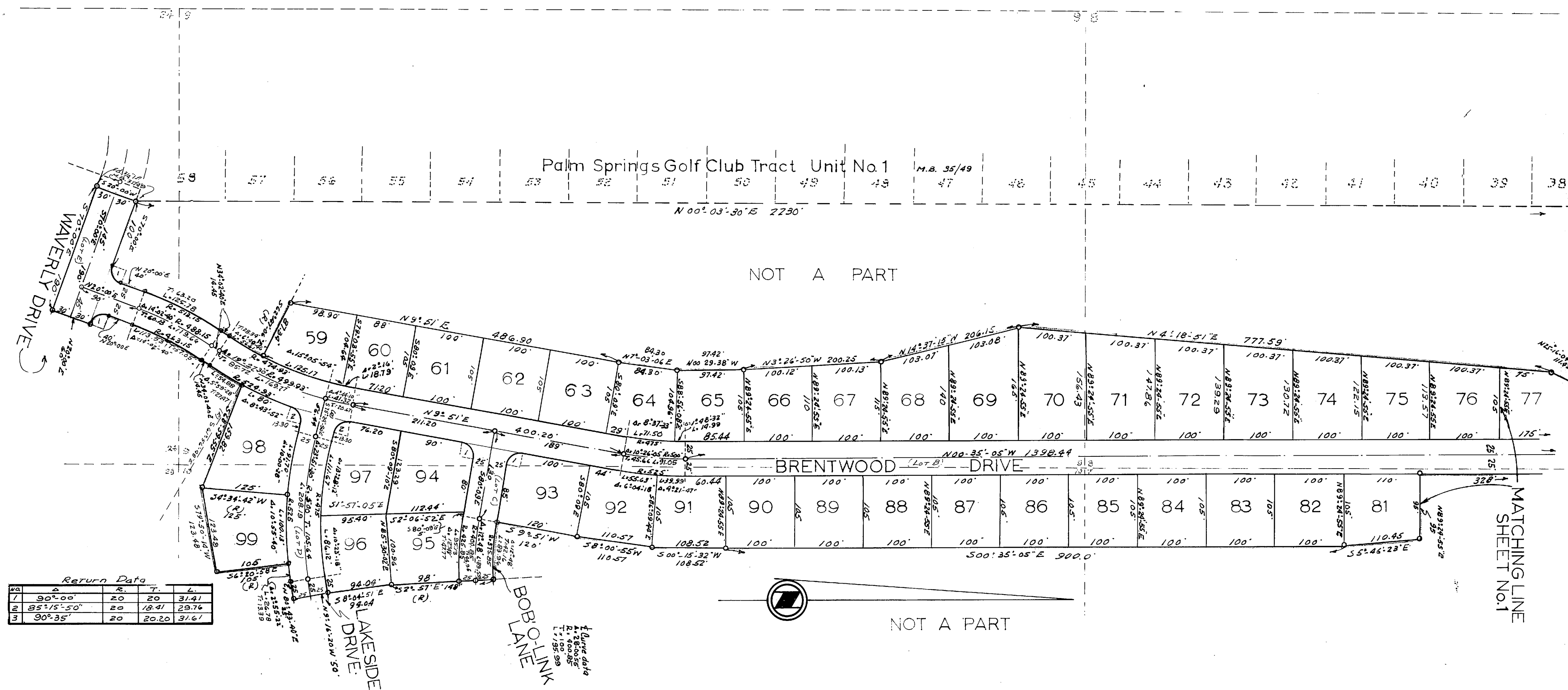
SHEET No.2 of 2 SHEETS

Being a subdivision of a portion of Section 29 T.4S,R.5E,S.B.M.

G.K.SANBORN  
Licensed Land Surveyor  
October 1958 Scale 1"=100'

NOTE:-

This subdivision covers portions of Lots 7-8-9-10-23-24 of Section 29 T.4 S.R.5 E., Palm Valley Colony Lands as Recorded in Map Book 14 Page 652 Records of San Diego County, California.



Return Data

WA	R.	T.	L.
1	90° 00'	20	31.41
2	85° 15' 50"	20	18.41 29.76
3	90° 35'	20	20.20 31.61

# PALM SPRINGS GOLF CLUB TRACT

## UNIT NO. 3

Being a subdivision of a portion of Section 29, T.4S,R.5E, SBM,  
also shown as a portion of Lots 6,7,10 & 11 of Palm Valley  
Colony Lands, Section 29, T.4S,R.5E, SBM, as recorded in Map  
Book 14, Page 652 records of San Diego County, California.

G. K. SANBORN  
Licensed Land Surveyor  
March 1959

# FILED

May 6, 1959  
No. 17,000 at 9:40 A.M.  
JACK A. ROSS  
County Recorder  
By O. A. Ross Deputy  
Fee \$7.00  
Filed by County Clerk  
SUB'D N & TEE - P.T.I. Co.

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly  
authorized meeting held on the 30 day of April 1959, Nazel J. Evenson  
Secretary

The County of Riverside, State of California, by and through its duly authorized officers, hereby approves this final map.  
Dated this 4th day of MAY 1959.

Attest

G.A. PEQUEGNAT

County Clerk and ex-officio Clerk of the Board of Supervisors

By C. Maurer, Deputy

I hereby certify that according to the records of this office as of this date, there are no liens against the property  
shown on the annexed map, consisting of two sheets, for unpaid State, County, Municipal or local taxes or Special  
Assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are  
estimated at \$ 1000.00

Dated this 28th day of April 1959.

by A. C. Keith Deputy

DONNA M. BOUER  
COUNTY TAX COLLECTOR

I hereby certify that I have examined the annexed map, consisting of two sheets, that the subdivision shown thereon  
is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions  
of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Dated this 29th day of April 1959.

by A. C. Keith

A. C. KEITH  
COUNTY SURVEYOR

I hereby certify that a bond in the sum of \$ 1,000.00 has been executed and filed with the approved by the  
Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes,  
State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this  
with the County Recorder are a lien against the property, but not yet payable.

Dated this 4th day of MAY 1959.

by C. Maurer Deputy

G.A. PEQUEGNAT  
County Clerk and ex-officio Clerk of the Board of Supervisors.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents  
a survey made under my supervision during March 1959, that all monuments shown thereon actually exist and  
their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344

### NOTE -

Bearings derived from the east line of Lot C (S 2° 57' E) as shown on map of Palm Springs Golf Club Tract  
Unit No. 2 M.B. 37/37-8 Riverside County Records.

• Denotes 3/4" iron pipe set unless otherwise noted, tagged L.S. 2344.

2"x2" Redwood stakes set at all lot corners tagged L.S. 2344.

All utilities to be underground and in streets.

We hereby certify that we are the owners and purchasers under contract of the land included within the  
subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose  
consents are necessary to pass a clear title to said land, and we hereby consent to the making and filing  
of said map and subdivision as shown within the colored border line. Lots A to D inclusive are hereby retained  
as private non-exclusive roads to be used by the lot owners within the bounds of the subdivision; their  
successors and assigns, in common with Westview Development Corporation, their successors and assigns, and  
appurtenant to the land of said Corporation now owned in Section 29, T.4S,R.5E, S.B.B. & M.

PALM SPRINGS CAPITAL COMPANY  
A Corporation Owner.

by D. D. Dunlap Pres.

by Robert E. Blau Asst. Sec.

SECURITY TITLE INSURANCE COMPANY, Trustee under Deed of Trust.

by Robert E. Blau Vice Pres.

WESTVIEW DEVELOPMENT CORPORATION  
A Corporation, Purchaser under contract.

by Marion B. Ulman Pres.

by Morton B. Ulman Vice Pres.

by Robert E. Blau Asst. Secy

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 8th day of APRIL 1959 before me Frank M. Bogert a Notary Public in and for  
said County and State personally appeared D. D. DUNLAP and ROBERT E. BLAU known to me to be the  
President and Secretary of Palm Springs Capital Company the Corporation that executed the within  
instrument, and known to me to be the persons who executed the same on behalf of said Corporation  
and they acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and  
year first above written.

Frank M. Bogert  
Notary Public in and for the County of Riverside,  
State of California

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 8th day of April 1959 before me Frank M. Bogert a Notary Public in and  
for said County and State, personally appeared MORIS SAMUELS and MORTON B. ULMAN  
known to me to be the President and Vice President of Westview Development Corporation the  
Corporation that executed the within instrument, and known to me to be the persons who executed  
the same on behalf of said Corporation, and they acknowledged to me that such Corporation executed  
the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and  
year first above written.

Frank M. Bogert  
Notary Public in and for the County of Riverside,  
State of California.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 28th day of APRIL 1959, before me DOROTHY MERRITT a Notary Public in and  
for said County and State, personally appeared ROBERT E. BLAU and HELEN E. SIMMONS  
known to me to be the Vice President and Asst Secretary of Security Title Insurance Company, the  
Corporation that executed the within instrument, and known to me to be the persons who executed the same  
on behalf of said Corporation, and they acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first  
above written

Dorothy Merritt  
Notary Public in and for the County of Riverside,  
State of California.

M.B. 37/41

37/42

Sheet No. 2 of 2 Sheets

# PALM SPRINGS GOLF CLUB TRACT UNIT NO.3

Being a subdivision of a portion of Section 29, T.4 S., R.5 E., S.B.M.

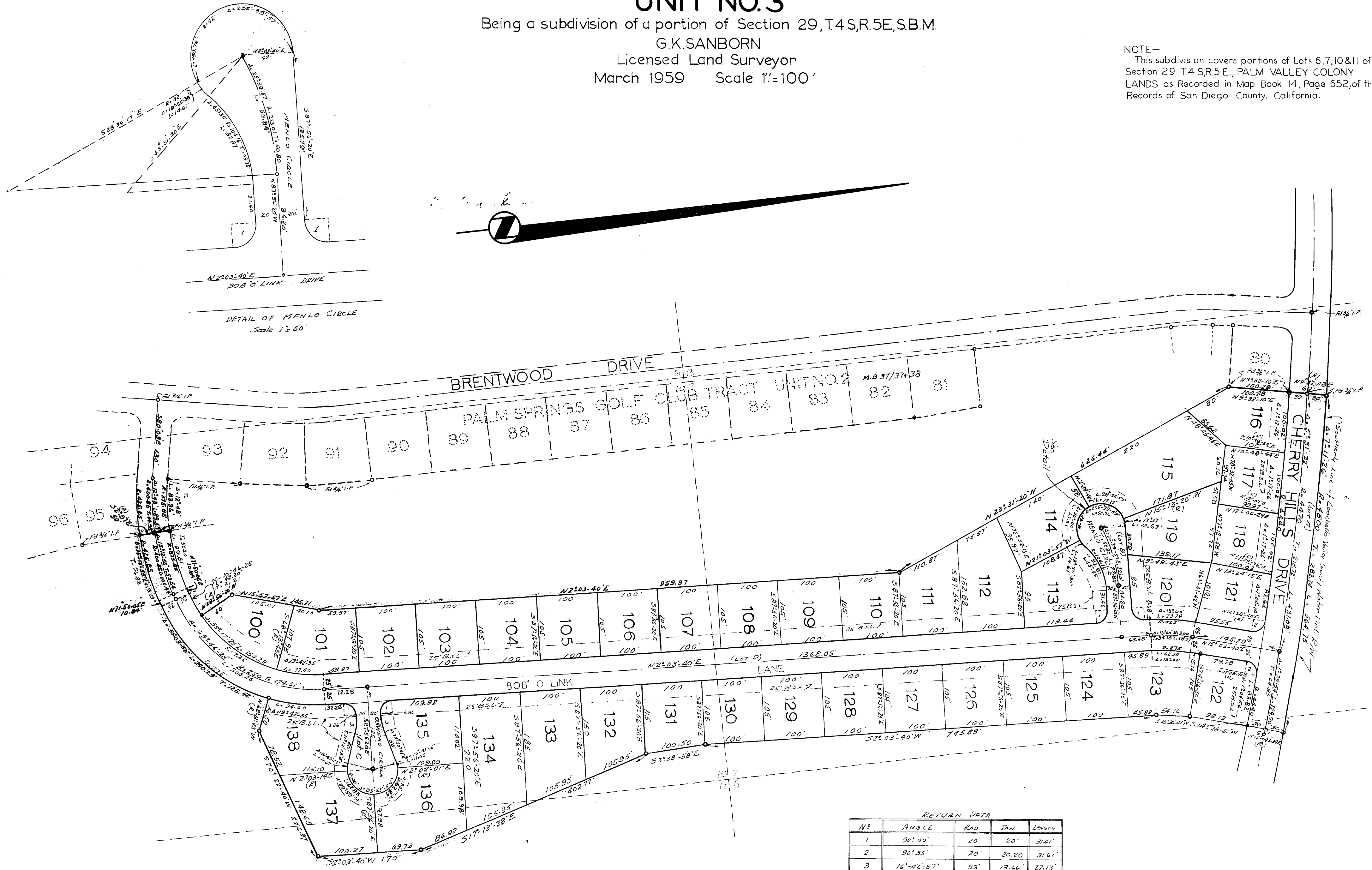
G.K. SANBORN

Licensed Land Surveyor

March 1959 Scale 1"=100'

NOTE—

This subdivision covers portions of Lots 6, 7, 10 & 11 of Section 29 T.4 S., R.5 E., PALM VALLEY COLONY LANDS as Recorded in Map Book 14, Page 652, of the Records of San Diego County, California.



<b>NAME</b>	Racquet Club Road Estates	Map # 57
<b>DATE</b>	1958	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	Francis Drive to the north, the south side of Glen Circle and Via Escuela to the south, Avenida Caballeros south of Racquet Club Road, and Aurora Drive north of Racquet Club Road; the western boundary extends almost to Indian Canyon Drive.	
<b>ARCHITECT</b>	Palmer & Krisel	
<b>DEVELOPMENT HISTORY</b>	<p>Racquet Club Road Estates (1958-61, Palmer &amp; Krisel) was by far the largest Palm Springs development by the Alexanders. It was developed in six phases and was bordered by Francis Drive to the north, the properties fronting the south side of Glen Circle and Via Escuela to the south, Avenida Caballeros south of Racquet Club Road, and Aurora Drive north of Racquet Club Road; the western boundary extends almost to Indian Canyon Drive. At the outset of the project, the Alexanders constructed a storage warehouse on West San Rafael Drive at North Puerta del Sol (designed by Palmer &amp; Krisel). The warehouse was a key factor in the success of the Alexanders' operation: to avoid delays, subcontractors were required to store all construction materials there before construction began.</p> <p>The irregularly-shaped development (punctuated by Victoria Park and a school) was first developed at the northwest end, then the southeast, then the southwest, and finishing in the summer of 1960 to the northeast – just in time for the beginning of the 1960-61 season. In May of 1958, the Alexanders purchased a forty-acre site from the Bureau of Indian Affairs “near the Racquet Club” which may have been the portion of the development east of Victoria Park School.<sup>179</sup> The design employed a series of streets and cul-de-sacs of 100-foot wide lots. Once again, the Alexanders turned to Palmer &amp; Krisel for Mid-century Modern post-and-beam designs. In the sales brochure, they were billed as the “nationally famous architectural firm of Palmer &amp; Krisel.”<sup>180</sup> Of course, proximity to the legendary Racquet Club and views of the mountains were also key selling points.</p> <p>Using the super-efficient square plan, Krisel devoted the full expanse of the rear of the plan to living and dining space and moved the kitchen to the center of the plan. According to author James Harlan, two basic floor plans were used at the development and two additional plans were experimented with and abandoned.<sup>181</sup> A later marketing brochure for the development shows a plan with a kitchen now integrated into the living-dining space at the rear of the plan.</p> <p>Five different rooflines (butterfly, gable, low-pitch gable, side-gable, and flat) incorporated a carport and breezeway, creating a series of long, low horizontal façades along the street. Clerestory windows captured mountain views to the west. Palmer &amp; Krisel laid out the specific combinations of floor plan and roofline on each parcel to maximize privacy and views, and to maintain an engaging visual architectural cadence.</p>	

<sup>179</sup> “Indian Land Bids Total \$794,963 for 82 Acres,” *Los Angeles Times*, May 9, 1958, B6.

<sup>180</sup> Racquet Club Estates Sales Brochure, [www.racquetclubestates.com](http://www.racquetclubestates.com) (accessed January 2015).

<sup>181</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 38.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

	<p>Model homes for the development included 325 Francis Drive and 289 Racquet Club Road (Palmer &amp; Krisel architects, interiors by Arthur Elrod, landscape design by Don Crabtree). Sales were brisk and a marketing brochure for later phases of the development read, "Here your neighbors will number among them world famous personalities in the entertainment, business and professional world – people who have complete freedom of choice."<sup>182</sup></p> <p>Racquet Club Road Estates received national attention in the architectural trade press with a feature in the June 1961 issue of <i>House and Home</i>. The development also earned several awards, including the National Home Builders Association Award of Merit in 1961.</p>
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<sup>182</sup> Racquet Club Road Estates Brochure, Private Collection of Donna Sherwood, [www.racquetclubestates.com](http://www.racquetclubestates.com) (accessed January 10, 2011).



# RACQUET CLUB ROAD ESTATES

BEING A SUBDIVISION OF A PORTION OF THE  
SW 1/4 OF NW 1/4 OF SECTION 2, T4SR4E, S8BM.

G. K. Sanborn  
July 1958  
Licensed Land Surveyor Scale 1"=100'

CLUB

ESTATES

N.B. 35/57

FILED  
AUG 20 1958  
JACK A. RESS  
COUNTY CLERK

Filed by LANTANA TRUST CO.  
JACK A. RESS  
COUNTY CLERK

I hereby certify that I am the owner of the land included within the subdivision shown on the annexed map, that I am the only person whose consent is necessary to pass a deed for the said land and I hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and I hereby offer for dedication to public use for street purposes, left 1958 inclusive, and for the construction and maintenance of public utility, the 65' that Rains Utility Easement shown on the map of S.P.U.E.

*Harry C. Engwald*

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE 355

On this 14th day of August, 1958, before me, *Emilio Roubing*, a Notary Public in and for said County and State, personally appeared *Gottlieb Roubing* known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same.

*Emilio Roubing*  
Notary Public in and for  
the County of Riverside  
State of California.

I, *Harry C. Engwald*, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, here by certify that said City Council at its regular meeting held on the 2nd day of July, 1958, duly approved the annexed map of Racquet Club Road Estates and accepted on behalf of the public the foregoing dedications.  
In witness whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 14th day of August, 1958.

*Harry C. Engwald*  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 14th day of August, 1958.

*W. A. Foster*  
Secretary.

I hereby certify that according to the records at this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, due to the State dated July 24th, 1958, Recorded Aug 12th, 1958, Book 2516, Page 585, Records of Riverside County, California. Dated this 14th day of August, 1958.

*Y. H. Nove*  
County Tax Collector.

I hereby certify that the land of the said *Gottlieb Roubing* has been encumbered and filed with the approved by the Board of Supervisors of the County of Riverside, State of California, and that the payment of all taxes, State, County, Municipal or local and all special assessments, collected as taxes, which at the time of filing of the map with the County Recorder are a lien against the property, but not payable.

*G. A. Roubing*  
County Clerk and ex-officio clerk  
of the Board of Supervisors.

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

*Robert H. Hammer*  
City Engineer R.C. 86306

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during July 1958, that all monuments shown hereon actually exist, or will be in place on or before November 1958, and their positions are correctly shown.

*G. K. Sanborn*  
Licensed Land Surveyor N.B. 35/57

Note:  
Boundaries derived from the South Line of Frances Drive as shown on Map of Club Estates N.B. 35/57  
2 1/2" x 6" Boundaries Shaded, Page 2, 1.5 2309 set off at lot corners  
O denotes 6" x 36" iron pipes unless other wise shown.

1320.49  
3 1/2" x 6" x 36" iron pipes unless other wise shown.

N.B. 35/57

# RACQUET CLUB ROAD ESTATES UNIT 2

BEING A SUBDIVISION OF THE NE 1/4 OF THE S.W. 1/4 OF SECTION 2,  
T4S R4E, SBB&M.

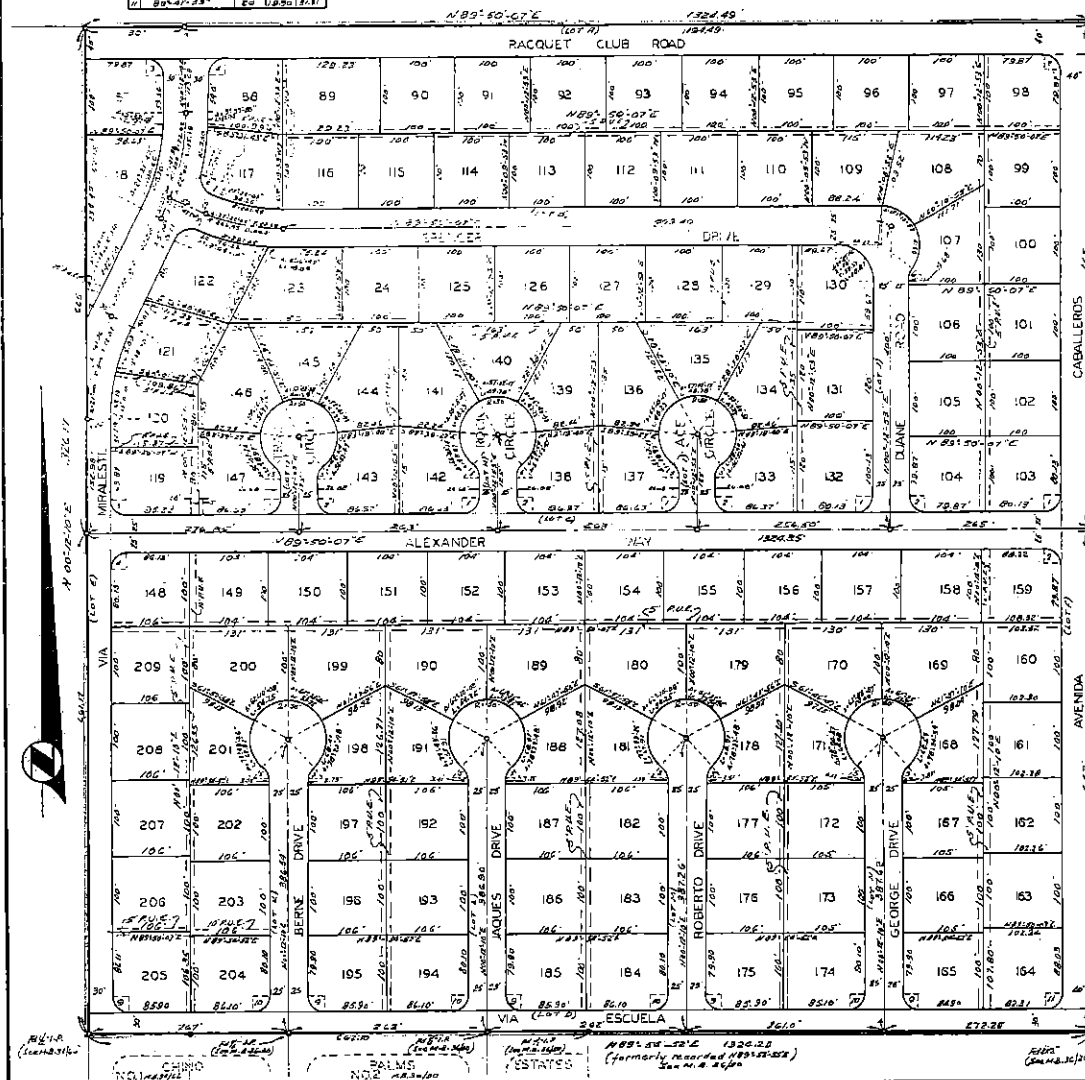
G. K. SANBORN  
Licensed Land Surveyor

Scale 1"=100'

February 1959

RECORD Y. 1111  
PLAT ESTATE'S  
1/9/59

Return Date	Page	Book
8/1/57	1	128
8/1/57	2	128
8/1/57	3	128
8/1/57	4	128
8/1/57	5	128
8/1/57	6	128
8/1/57	7	128
8/1/57	8	128
8/1/57	9	128
8/1/57	10	128
8/1/57	11	128
8/1/57	12	128
8/1/57	13	128
8/1/57	14	128
8/1/57	15	128
8/1/57	16	128
8/1/57	17	128
8/1/57	18	128
8/1/57	19	128
8/1/57	20	128



We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consent is necessary to pass a clear title to said land, and that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer the dedication to public use for street purposes Lots A to N inclusive, and for the construction and maintenance of public utilities, the five (5) and ten (10) foot Public Utility Easements shown on the map, no. C.U.E. and P.U.E. 15.

*George A. Sanborn*

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } SS

On this 25th day of March, 1959, before me, *George A. Sanborn*, a Notary Public in and for said County and State, personally appeared *George A. Sanborn*, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, and seal the true and correct certificate first above written.

*George A. Sanborn*  
Notary Public in and for said County and State

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, San Diego County, California, hereby certify that said City Council at its regular meeting held on the 25th day of March, 1959, duly approved the annexed map of RACQUET CLUB ROAD ESTATES UNIT 2, and declared it to be for the public the foregoing dedications.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of this City and County on this 25th day of March, 1959.

*Mary G. Ringwald*  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, San Diego County, California

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 25th day of March, 1959.

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is a subdivision of the same as it appeared on the tentative map or the approved alterations thereof, that all provisions of state law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

*George A. Sanborn*  
Licensed Land Surveyor

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map and plat represents a survey made under my direction during February 1959, that all monuments shown thereon exist or will be in place on or before June 30, 1959, and their positions are correctly shown.

*George A. Sanborn*  
Licensed Land Surveyor

I hereby certify that a bond in the sum of \$5,000.00 has been deposited and this map and plat approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected on said land, which is the time of filing of this map with the County Recorder, are a lien against the proceeds but not yet payable.

Dated this 25th day of March, 1959.

*George A. Sanborn*  
County Clerk and ex-officio clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes due to the State of California, dated March 17, 1959, Recorded March 25, 1959 as Map No. 247-5.

Records of Riverside County, California  
Dated this 25th day of March, 1959.

*Donna M. Baker*  
County Tax Collector

*Donna M. Baker*  
County Tax Collector

*Donna M. Baker*  
County Tax Collector

*Donna M. Baker*  
County Tax Collector

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County Tax Collector

*Donna M. Baker*  
County Tax Collector

*Donna M. Baker*  
County Tax Collector

FILED

MAR 25 1959

Jack A. Ross

County Clerk

Filed at 9:00 A.M.

By *Donna M. Baker*

County Tax Collector

NOTE -

Beginning derived from the South line (N89°50'07"E) of Racquet Club Road Estates as per Map Book 35 Page 57 Records of Riverside County, California.  
2" x 16" Redwood stakes set at all lot corners tagged L.S. 2344  
• Denotes 1/2" x 3/8" iron pipe set unless otherwise noted.

# RACQUET CLUB ROAD ESTATES UNIT 4

BEING A SUBDIVISION OF A PORTION OF THE N1/2 OF THE NW1/4 OF THE S.W.1/4 OF SECTION 2, T4S, R4E, S.B.B AND M, AND OF LOT 118 OF RACQUET CLUB ROAD ESTATES UNIT 2, MAP BOOK 37 PAGE 6, RIVERSIDE, COUNTY RECORDS.

G. K. SANBORN  
LICENSED LAND SURVEYOR  
JULY 1959 SCALE 1" = 100'

FILED

SEP 8 1959  
Jack A. Ross  
D. A. Ross  
Filed at 11:00 a.m. Land Title Ins. Co.

We hereby certify that we are the owners of the land included within the subdivision shown on this annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer to dedication to public use for street purposes lots 22 to 25 inclusive, and for the construction and maintenance of public utilities lots 14 and 15 (and 10) and Public Utility Easements shown on the map a 5' or 10' R.U.E.

GEORGE ALEXANDER COMPANY

by Robert A. Ross Secretary

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE S.S.S.

On this 2nd day of August 1959, before me Barley Henry, a Notary Public in and for said County, one George Alexander Company, personally appeared Robert A. Ross known to me to be Secretary of George Alexander Company that executed the within instrument and known to me to be the person who executed the same on behalf of the Company herein named and they acknowledged to me that such Company executed the same.

Barley Henry  
Notary Public in and for said County and State

I, Mary G. Ringstad, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 26th day of August 1959, duly approved the annexed map of RACQUET CLUB ROAD ESTATES UNIT 4 and accepted on behalf of the public the foregoing dedications.

IT, WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 27th day of September 1959.

Mary G. Ringstad, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12th day of August 1959.

I hereby certify that I have examined the annexed map that the subdivision shown thereon is substantially the same as it appears on the tentative map or the approved alterations thereof, that all provisions of State law and ordinances have been complied with and I am satisfied that said map is technically correct.

Hubert Ahrens  
City Engineer R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during July 1959, that all monuments shown hereon actually exist or will be in place on or before December 31, 1959, and their positions are correctly shown.

G. K. Sanborn  
Licensed Land Surveyor No. 2344

I hereby certify that a bond in the sum of \$5,000 has been executed and filed with me approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes or special assessments with this map with the County Recorder are a lien against the property but not yet payable.

Dated this 27th day of September 1959.

By Donna M. Bouer Deputy  
County Clerk and ex-officio clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes but not yet payable.

Dated this 27th day of September 1959.

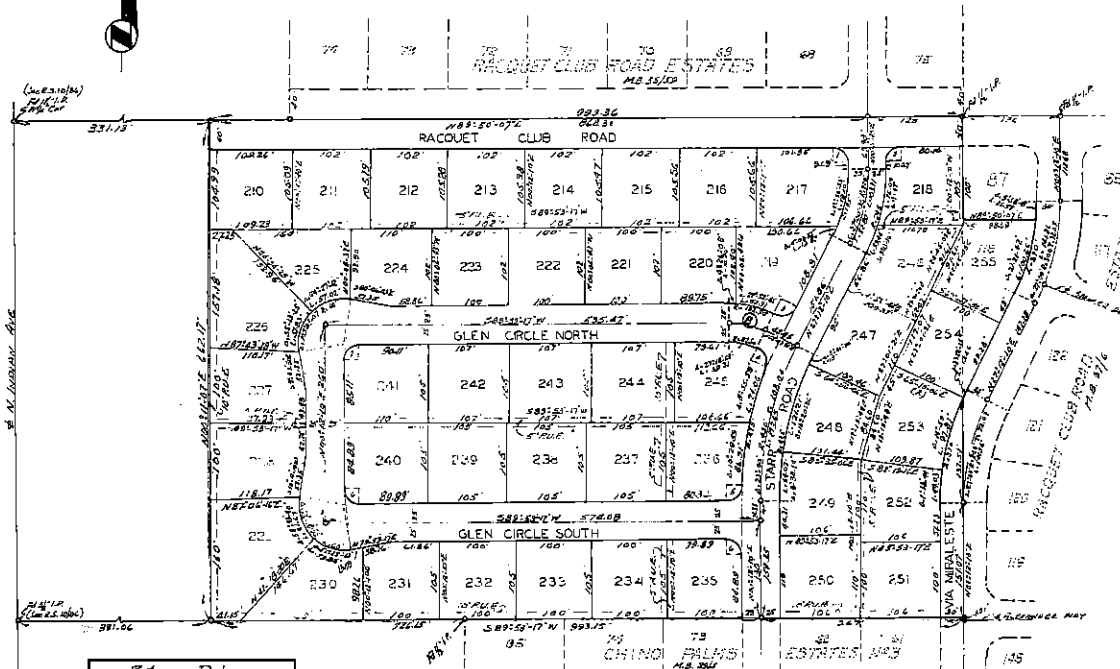
By Donna M. Bouer Deputy  
County Tax Collector

## NOTE:

Bearings derived from the South Line (N 28° 51' 07" E) of Racquet Club Road Estates M.B. 35/59, Riverside County Records.

\* Donuts 1/2" iron pipe set unless otherwise noted.

2"x2" Redwood stakes set at all lot corners tagged L.S. 2344



Return Data			
NO.	A	B	C
1	90° 21' 33"	30	30.10 31.04
2	88° 18' 27"	20	13.71 14.25
3	86° 08'	10	7.91 18.20
4	84° 57' 06"	20	18.25 19.59
5	87° 32' 27"	20	18.16 19.54
6	20° 18' 03"	30	20.11 31.52
7	85° 50' 01"	20	18.20 19.54
8	72° 14' 25"	10	11.10 12.20

# RACQUET CLUB ROAD ESTATES NO.5

Being a subdivision of the E.1/2 of the SE.1/4 of the NW.1/4 of  
Section 2, T.4S.R.4E, S.B.B. and M.

G.K. SANBORN

Licensed Land Surveyor  
September 1959. Scale 1"=100'

2312

**FILED**

JAN 11 1960  
Jack A. Ross  
County Clerk  
F.C. & S. Co.  
Filed by First American  
Title Co. Inc.  
At 1:10 P.M.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consent is necessary to pass a deed title to said land, that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we offer for dedication to public use for street purposes, Lots A-B-H inclusive, and for the construction and maintenance of public utilities, the five (5) and (10) foot Public Utility Easements shown on the map as 5' and 10' P.U.E.

RACQUET CLUB ROAD ESTATES NO.5  
a Co-Partnership with  
J.L.L. LAND COMPANY  
STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }

*Robert Alexander*  
President

On the 22<sup>nd</sup> day of JANUARY 1960, before me the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT ALEXANDER known to me to be the President of J.L.L. LAND COMPANY, the corporation that executed the within instrument and known to me the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of RACQUET CLUB ROAD ESTATES NO.5, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partner executed the same.

WITNESS my hand and official seal  
*Robert Alexander*  
Notary Public in and for said County and State, My Comm. Expires

Mary G. Ringgold, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11<sup>th</sup> day of OCTOBER 1959, duly approved the annexed map of RACQUET CLUB ROAD ESTATES NO.5 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 12<sup>th</sup> day of JANUARY 1960.  
*Mary G. Ringgold*  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs this 1<sup>st</sup> day of JANUARY 1959.  
*John J. Foster*  
Secretary

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereto of that all persons of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

*Philip Johnson*  
City Engineer R.E. 882

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during September 1959, that all monuments shown hereon actually exist or will be in place on or before May 1, 1960, and their positions are correctly shown.

*G.K. Sanborn*  
L.S. 2344

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

Dated this 9<sup>th</sup> day of JANUARY 1960.  
*G.K. Sanborn* Deputy

DONNA M. BOUER  
County Tax Collector

## RETURN DATA

NO.	Δ	R.	X.	L.
1	89° 59' 07"	20'	20.05'	51.47'
2	89° 59' 14"	20'	19.84'	51.38'
3	89° 59' 25"	20'	20.14'	51.55'
4	89° 59' 36"	20'	20.35'	51.74'
5	89° 59' 47"	20'	20.55'	51.97'
6	89° 59' 57"	20'	20.75'	52.25'

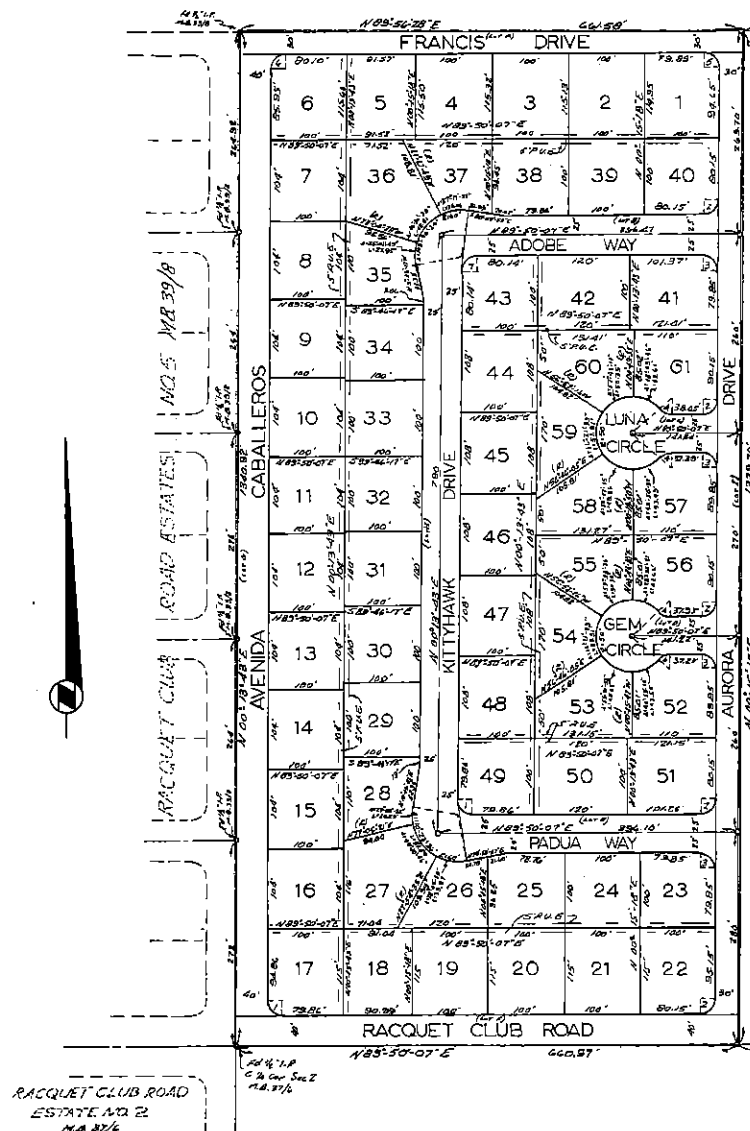
## NOTE-

Bearings derived from the north line (S 89° 50' 07" W) of Racquet Club Road Estate No. 2, MB 37-5, Riverside County Records.  
• Donnell's 1/2" x 3/8" iron pipe set unless otherwise noted  
2" x 2" x 16" Redwood stakes set at all lot corners tagged L.S. 2344

MB 39/8

40/48

## RACQUET CLUB ROAD ESTATES NO. 6

Being a subdivision of the W 1/2 of the SW 1/4 of the  
N.E. 1/4 of Section 2, T4S, R4E, S.B.B. & M.G. K. Sanborn  
Licensed Land Surveyor  
February 1960 Scale 1"=100'

FILED

ON July 7, 1960  
at 10:15 A.M.  
NO. 30004JACK A. ROSS  
County Recorder  
by William J. Bly Deputy  
Fee \$ 5.00  
Filed by County Clerk  
SUB'DN GTEE F.A.T. Co.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we offer for dedication to public use for street purposes Lots A to I, inclusive, and for the construction and maintenance of Public Utilities the five (5) foot Public Utility Easements shown on the map as P.U.E.

RACQUET CLUB ROAD ESTATES NO. 6  
a Co-Partnership with  
JILL LAND CO.by W. J. Bly PresidentSTATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On this 22 day of June, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Alexander known to me to be the President of Jill Land Company, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Racquet Club Road Estates No. 6, the partnership that executed the within instrument and acknowledged to me that said corporation executed the same as such partner and that such partner executed the same.

WITNESS my hand and official seal.

Sam E. Hoffman  
Notary Public in and for said County and State

I, William J. Bly, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22 day of June, 1960, duly approved the annexed map of Racquet Club Road Estates No. 6 and accepted the same for going dedication on behalf of the public.

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Palm Springs, this 22 day of June, 1960.

William J. Bly  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California  
Secretary

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

W. J. Bly  
City Engineer R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during May 1960, that all monuments shown hereon actually exist or will be in place one year after date of recording of this map.

G. K. Sanborn L.S. 2344

I hereby certify that a bond in the sum of \$2000.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are in lien against the property but not yet payable.

Dated this 22 day of June, 1960.  
by W. J. Bly Deputy

G.A. PEQUEGNAT  
County Clerk and ex-officio clerk of  
the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now in lien but not yet payable which are estimated at \$3,200.00.

Dated this 22 day of June, 1960.  
by W. J. Bly Deputy

DONNA M. BOUER  
County Tax Collector

	1	2	3	4
1	90° 29' 36"	20'	20.14'	31.65'
2	89° 24' 49"	20'	19.85'	31.27'
3	90° 25' 11"	20'	20.15'	31.56'
4	49° 59' 34"	20'	19.82'	17.45'
5	90° 18' 50"	20'	20.11'	31.52'
6	89° 42' 45"	20'	19.90'	31.31'
7	89° 36' 24"	20'	19.86'	31.25'

## NOTE -

Bearings derived from the center line of Avenida Caballeros (N 00° 13' 43" E) as per map of Racquet Club Road Estates No. 5 M.B. 39/8.  
2" x 2" Redwood stakes set at all lot corners tagged L.S. 2344  
a Denotes 1/2" iron pipe set tagged L.S. 2344.



<b>NAME</b>	Alejo Palms	Map # 58
<b>DATE</b>	1959	
<b>DEVELOPER</b>	Jack Meiselman	
<b>BOUNDARY</b>	Amado Road to the north, Andreas Road to the south, Farrell Drive to the east, and Sunset Way to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In August of 1959, Meiselman purchased 20 acres in Section 14 from the Bureau of Indian Affairs and developed the area known as Alejo Palms Estates (1959, John P. “Jack” Moyer), a 57-parcel development boarded by Tamarisk Road on the north, Alejo Road on the south, Juanita Drive on the east, and the west side of Monterey Road on the west. These three-bedroom, two-bath plus family room designs were modeled on the successful Chino Palms Estates plans and were marketed for their quality construction, for being “worry-free,” and as the only Palm Springs housing development with concrete driveways.<sup>183</sup> Model homes for the development were located at 505 Monterey Road, 506 Monterey Road, and 584 Farrell Drive.<sup>184</sup> 506 Monterey Road contained a series of murals by John Morris<sup>185</sup> that were advertised to the public to increase viewing.<sup>186</sup></p>	

<sup>183</sup> Advertisement, “Ask the Man Who Owns One,” *Palm Springs Life*, Pictorial Issue, 1960.

<sup>184</sup> Advertisement, “Ask the Man Who Owns One,” *Palm Springs Life*, Pictorial Issue, 1960.

<sup>185</sup> John Morris (1920-1991) was a Palm Springs-based painter in the Impressionist style who was known as “The Picasso of Palm Springs.” He was an official combat artist during WWII. In 1957 he established an art center in Palm Springs. In 1967, he gave up teaching to devote his time to painting. His work is included in the collection of the Museum of Modern Art, the Vatican, and the *Galleries Ensemble*, Rome.

<sup>186</sup> “Alejo Palms Estates Ad,” *Desert Sun*, February 18, 1960.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

# ALEJO PALMS

Being a subdivision of the W.1/2 of the S.W. 1/4 of the  
S.E. 1/4 of Section 12, T.4 S., R. 4 E., S.B.B. and M.

G.K. SANBORN

Licensed Land Surveyor  
September 1959 Scale 1"=100'

**FILED**  
on Nov. 10, 1959

At 4:15 P.M.

Jack A. Ross

County Recorder

By O.A. Deane

Deputy

Fee \$5.00

No. 96145

County Clerk

Filed by P.F. Co.

TITLE INSURANCE AND TRUST COMPANY, a corp., trustee under Deed of Trust.

By Karl G. Stewart  
Assistant Secretary

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consent are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots A to E inclusive and for the construction and maintenance of public utilities the five (5') and ten (10') foot Public Utility Easements shown on the map as 5' P.U.E. or 10' P.U.E.

ALEJO PALMS INC.

Jack Meiselman Pres.

Berne B. Meiselman Secy

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE } S.S.

On this 10th day of Nov. 1959, before me Dorothy De Pough a Notary Public in and for said County and State, personally appeared JACK MEISELMAN and BERNE B. MEISELMAN known to me to be the President and Secretary of ALEJO PALMS INC. the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation herein named, and they acknowledged to me that such Corporation executed the same

Dorothy De Pough  
Notary Public in and for said County and State  
COMMISSION EXPIRES Nov. 6, 1962

I Mary G. Ringwald, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14th day of October 1959, duly approved the annexed map of ALEJO PALMS and accepted the foregoing dedication on behalf of the public.  
IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Palm Springs this  
9 day of November 1959.

Mary G. Ringwald  
City Clerk and ex-officio Clerk of the City Council of the  
City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the        day of        1959.

W.A. Foster Secretary

I hereby certify that I have examined the annexed map that the subdivision shown there on is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinance have been complied with and I am satisfied that said map is technically correct.

Philip Abrams City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during September 1959, that all monuments shown hereon actually exist or will be in place on or before June 1960.

G.K. Sanborn L.S. 2344

Thereby certify that a bond in the sum of \$        has been executed and filed with the approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against the property, but not yet payable.  
Dated this        day of        1959.

G.A. PEQUEGNAT  
County Clerk and ex-officio clerk of  
the Board of Supervisors

By        Deputy

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes.

Dated this 10 day of November 1959.

DONNA M. BOUER  
County Tax Collector

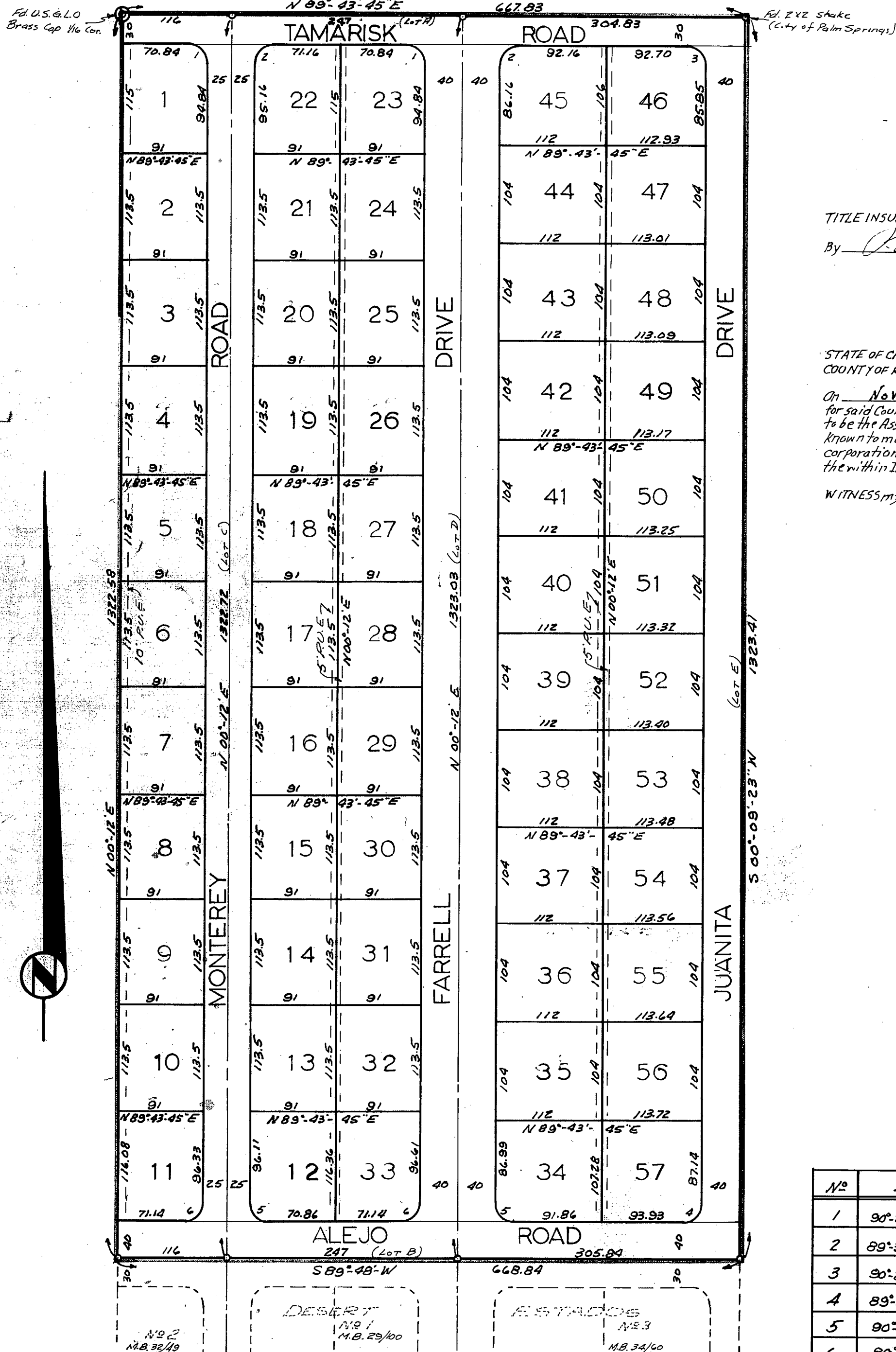
By M.C. White Deputy

## NOTE -

Bearing derived from the center line of Alejo Road (S 89° 48' W) as per map of Desert Estados, M.B. 29/100.  
2"x2" Redwood stakes set at all lot corners tagged L.S. 2344.  
o Denots 1/2"x3/8" Iron pipe set unless otherwise noted.

## RETURN DATA

Nº	Δ	R	T.	L.
1	90°-28'-15"	20	20.16	31.58
2	89°-31'-45"	20	19.84	31.25
3	90°-26'-38"	20	20.15	31.56
4	89°-38'-37"	20	19.88	31.29
5	90°-24'	20	20.14	31.56
6	89°-36'	20	19.86	31.28



<b>NAME</b>	Caballeros Estates	Map # 59
<b>DATE</b>	1959	
<b>DEVELOPER</b>	Roy Fey	
<b>BOUNDARY</b>	Tamarisk Road on the north, Alejo Road on the south, Avenida Caballeros, to the east and Camino Real and Phillips Road to the west.	
<b>ARCHITECT</b>	Wexler & Harrison	
<b>DEVELOPMENT HISTORY</b>	Roy Fey, one of Palm Springs' most prolific developers and builders established the custom-designed Caballeros Estates (1959, Wexler & Harrison). The 1959 <i>Desert Sun</i> ad for the opening of the development described "27 individually styled homes" and featured Wexler & Harrison by name. <sup>187</sup> Among the speculative houses they designed for Fey in the Caballeros Estates tract in 1960 are 615, 681, and 755 Avenida Caballeros; and 620 and 641 N. Camino Real. <sup>188</sup>	

<sup>187</sup> "Caballeros Estates Ad," *Desert Sun*, December 18, 1959, 4B.

<sup>188</sup> Lauren Weiss Bricker and Sydney Williams, *Steel and Shade: The Architecture of Donald Wexler* (Palm Springs Art Museum, 2011), 123.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

## CABALLEROS ESTATES

A SUBDIVISION OF LOTS 1, 5, 6, 7 & 8 OF STEPHENS ESTATES  
IN SEC. 11, T4S, R4E, SBM- MB 18/86  
RIVERSIDE COUNTY CALIFORNIA

SEPTEMBER 1958

JOHN R. BOTSFORD  
C. E. NO. 6284.

The undersigned hereby certifies that we are the owners of, or interested in the land included within this subdivision shown on the annexed map consisting of two sheets, that the undersigned are the only parties whose consent is necessary to pass a clear title to said land, and the undersigned hereby consents to the making and filing of said map and subdivision as shown within the colored boundary line, and they hereby offer for construction, and maintenance of all public utilities the easements designated as 5' P.U.E., and for dedication to public use for street purposes Lots A, B, C, D, E, F & G.

George Simon S. G. K. ENTERPRISES INC.  
President  
Ruth Simon  
Secretary

STATE OF CALIFORNIA } ss  
COUNTY OF RIVERSIDE }

On this 6<sup>th</sup> day of Dec. 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared George Simon known to me to be the president and Ruth Simon known to me to be the secretary of S. G. K. Enterprises Inc., a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said corporation, and acknowledged to me that said corporation executed the same.

Patricia Mammillo  
Notary Public in and for said County and State

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in that certain Deed of Trust recorded February 20, 1958 in Book 2225 page 416 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision and map, all as shown within the colored border line, and to the dedication of streets and easements shown thereon.

by Joan Simon TITLE INSURANCE AND TRUST COMPANY  
Assistant Secretary Trustee under Deed of Trust

STATE OF CALIFORNIA } ss  
COUNTY OF RIVERSIDE }

On this 14th day of January 1959, before me, the undersigned, a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared Jack Stiles known to me to be the Assistant Secretary of the Title Insurance and Trust Company, a California corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Robert E. Davis  
Notary Public in and for said County and State

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, or local taxes or special assessments paid as taxes

Dated 1-17 1958

V. M. HYDE  
Riverside County Tax Collector.

By: M. C. White  
Deputy

I hereby certify that a bond in the sum of \$\_\_\_\_\_ has been (executed and filed) deposited with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated \_\_\_\_\_ 1958.

G. A. Pequegnat  
County Clerk and ex officio clerk  
of the Board of Supervisors.

By \_\_\_\_\_  
Deputy

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

I, \_\_\_\_\_ City Clerk of the City of Palm Springs California hereby certify that an undertaking satisfactory to the Council of said City, guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the final acceptance of this subdivision map.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Palm Springs California.  
this 16th day of December 1958

Mary E. Ringwald  
City Clerk of the City of Palm Springs California

FILED  
Jan 19, 1959

No. 1002 at 4:00 P.M.

JACK A. ROSS

County Recorder

by Oa. [Signature]  
Deputy

Fee \$ 7.00

Filed by Pioneer Title Ins. Co.

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 2 sheets correctly represents a survey made by me or under my supervision during Sept. 1 to Dec. 31, 1958, that all monuments shown actually exist and their positions are correctly shown.

John R. Botsford  
John R. Botsford,  
Registered Civil Engineer No. 6284

RESOLVED that this map consisting of two sheets be, and the same is hereby accepted as the official map of the CABALLEROS ESTATES and the streets and easements hereon are accepted as public streets and easements, and the city clerk is hereby authorized and directed to attest said map by signing thereto as City Clerk of the City of Palm Springs California, and to affix the Official Seal of said City thereto. I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Palm Springs this 8th day of October 1958

Mary E. Ringwald  
City Clerk of the City of Palm Springs, California

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof; that all provisions of Chapter 2 (Subdivision Map Act) Statutes of California, 1953 and of Ordinances of the City of Palm Springs California and all the amendments thereto have been complied with that plans and specifications for drainage and sewer drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me, and I am satisfied that this map is technically correct

Dated: December 15, 1958 Frank B. Haman RE 8636  
City Engineer of Palm Springs, California

BASIS OF BEARINGS: The Center Line of Tamarisk Road as shown by MB 18/86, Riverside County Records.

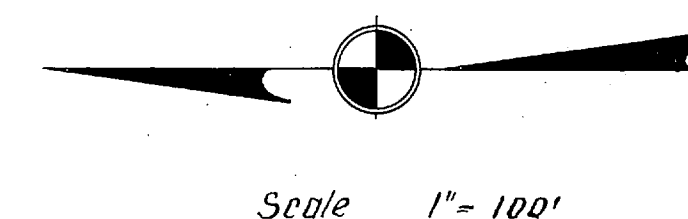
I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on this 1 day of October 1958.

W. C. Foster  
Secretary

407 MB 36/41

SEPTEMBER 1958

JOHN R. BOTSFORD  
C. E. NO. 6284.



<i>N<sub>a</sub></i>	$\Delta$	<i>R</i>	<i>T</i>	<i>L</i>
1	90°02'	20'	20.01	31.42
2	89°58'	20'	19.99	31.40
3	90°00'	20'	20.00	31.41
4	89°58'30"	20'	19.99	31.40
5	89°59'30"	20'	20.00	31.41
6	90°00'30"	20'	20.00	31.41
7	89°59'30"	20'	20.00	31.42
8	90°01'	20'	20.01	31.41
9	44°24'56"	20'	9.16	15.50

LEGEND

- Indicates monuments found as noted.
- Indicates 3/4" I.P. set flush on street center lines after paving unless otherwise noted.
- PUE Indicates public utility easements of dimensions shown.
- 2 x 2 Rwd hub & log RE 6284 set at all lot corners unless otherwise noted.

*BASIS OF BEARINGS: The Center Line of Tamarisk Road as shown by MB 18186, Riverside County Records.*

497 MB 30/42



<b>NAME</b>	El Rancho Vista Estates	Map # 60
<b>DATE</b>	1960	
<b>DEVELOPER</b>	Roy Fey	
<b>BOUNDARY</b>	Vista Chino on the north, Chia Road on the south, North Gene Autry Trail on the east, and Avenida Fey on the west.	
<b>ARCHITECT</b>	Wexler & Harrison	
<b>DEVELOPMENT HISTORY</b>	<p>In 1960 Roy Fey, one of Palm Springs' most prolific developers and builders, looked eastward from the village and established the tract that would become El Rancho Vista Estates (1960-61, Wexler &amp; Harrison). The "Barbara Tract" as it is officially known on the maps, was developed in three quick, successive phases from north to south and included a street named after the developer himself, Avenida Fey. The development consisted of 92 parcels bordered by Vista Chino on the north, Chia Road on the south, North Gene Autry Trail on the east, and Avenida Fey on the west.<sup>189</sup> El Rancho Vista Estates sat virtually isolated in the northeastern part of Palm Springs.</p> <p>Seeing the potential of the Alexander Construction Company's use of modern architecture in housing tracts, Fey engaged the local architecture firm Wexler &amp; Harrison to design homes in El Rancho Vista Estates; the subdivision was the first single-family tract residential development by Donald Wexler and Richard Harrison in Palm Springs.<sup>190</sup> Similar to the Alexander developments, the architects used a variety of rooflines throughout the curved streets of El Rancho Vista Estates, including gable, butterfly, and flat to give the neighborhood a dynamic architectural cadence. Variations in concrete block patterns were also used to give each house an individual look.</p> <p>Three basic floor plans included three-bedroom, two bath and two-bedroom, two bath versions plus family rooms that were priced at \$16,995.<sup>191</sup> Moreover, buyers received a "golfing membership in the nearby Ranch Club at no additional cost."<sup>192</sup> A furnished model home was located at 3200 East Vista Chino—likely the present-day parcel located at the southwest corner of Vista Chino and Via Roberto Miguel. These homes were marketed to Los Angeles residents as part of the "Balanced Power Homes" program by the Southern California Gas Company that positioned the combined use of gas and electric power as less expensive than "All Electric Homes" that were popular in Southern California during the period.<sup>193</sup></p>	

<sup>189</sup> The adjacent parcels in the tract (780 along Chia Road and the southern cul-de-sac of Avenida Fey North) were subdivided in 1979 by Canadian-based Fairport Corporation and were not part of the original El Rancho Vista Estates.

<sup>190</sup> Fey, Wexler, and Harrison would continue to collaborate on projects over the years, including five speculative houses for Fey in the Caballeros Estates tract (1960) at 615, 681 and 755 Avenida Caballeros and 620 and 641 N. Camino Real. Fey also engaged the architects to design the clubhouse at Canyon Country Club (1961).

<sup>191</sup> "Classified Ad 15," *Los Angeles Times*, April 27, 1962, D14.

<sup>192</sup> "Advertisement," *Desert Sun*, May 7, 1960.

<sup>193</sup> Display Ad 312, *Los Angeles Times*, March 11, 1962, P15.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP

29/57

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON FEBRUARY 23, 1960

HELEN S. SIMMONS

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PERSONALLY APPEARED ROBERT E. BLAY  
KNOWN TO ME TO BE THE VICE-PRESIDENT, AND  
ROBERT W. AYERS KNOWN TO ME TO BE THE  
ASSISTANT SECRETARY OF THE CORPORATION THAT  
EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME  
TO BE THE PERSONS WHO EXECUTED THE WITHIN IN-  
STRUMENT ON BEHALF OF THE CORPORATION THEREIN  
NAMED, AND ACKNOWLEDGED TO ME THAT SUCH  
CORPORATION EXECUTED THE SAME, AND ACKNOWLEDGED  
TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN  
INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION  
OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL:

*Helen S. Simmons*  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES 3/28/60

# BARBARA TRACT UNIT NO.1

Being a subdivision of a portion of the West One-  
Half of the Northwest one quarter of Section 7,  
T4S R5E S8M.

G.K. SANBORN

Licensed Land Surveyor  
November 1959 Scale 1"=100'

FILED  
FEB 24 1960

NO. 1111 AT 2:45 P.M.

JACK A. ROSS

COUNTY CLERK

BY O.D. 77363

FEE \$5.00

SUBSON, G.T.E.E. ST.L.G.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the 5-foot Public Utility Easements shown in the map as 5' P.U.E. and ten (10) foot sewer easement.

EL RANCHO VISTA ESTATES INC.

Security Trust National Bank, as Trustee

By *J. A. Ross* County Clerk

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On this 23rd day of February, 1960, before me, *Helen S. Simmons*, a Notary Public in and for said County and State, personally appeared ROY FEY and ETHEL FEY, known to me to be the President and Secretary of EL RANCHO VISTA ESTATES INC., the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation herein named, and they acknowledged to me that such Corporation executed the same.

*Helen S. Simmons*  
Notary Public in and for said County and State

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22nd day of February, 1960, duly approved the annexed map of BARBARA TRACT UNIT NO.1 and acceptance on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 24th day of February, 1960.

*Mary G. Ringwald*  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of February, 1960.

*W. J. Foster*  
Secretary

I hereby certify that I have examined the annexed map that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

*W. J. Foster*  
City Engineer R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during November 1959, that all monuments shown hereon actually exist or will be in place on or before June 30, 1960, and their positions are correctly shown.

*G. K. Sanborn*  
Licensed Land Surveyor No. 2344

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes.

Dated this 23rd day of February, 1960

DONNA M. BOUER  
County Tax Collector

*G. K. Sanborn* Deputy

## NOTE -

Bearings derived from the East Line of Desert Park Estates No. 7 (N 00° 06' 28" E) as per M.B. 34/7, Riverside County Records.

6" Diameter 1/2" Iron pipe set unless otherwise noted.

2" x 2" Reinforced stakes set at all four corners tagged L.S. 23-4-4

State of California

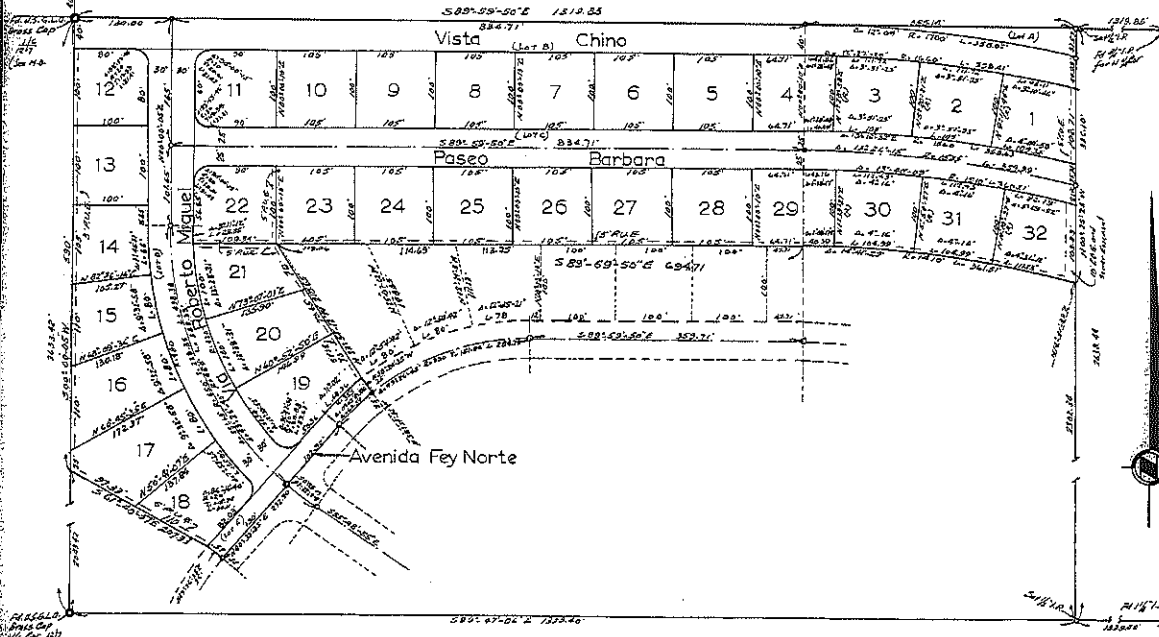
County of Riverside

On February 23, 1960, before me, the undersigned, a Notary Public for Riverside County, California, personally appeared to me to be the Assistant Trust Officer of Security First National Bank, the Association that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Association herein named, and acknowledged to me that such Corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

*G. K. Sanborn*  
Notary Public

DESERT PARK ESTATES NO. 7  
M.B. 34/7  
N 00° 06' 28" E  
170.00



40/49

# BARBARA TRACT UNIT NO. 2

Being a subdivision of a portion of the West One-half  
of the North West One Quarter of Section 7, T.4S, R.5E,  
S.B.B. & M.

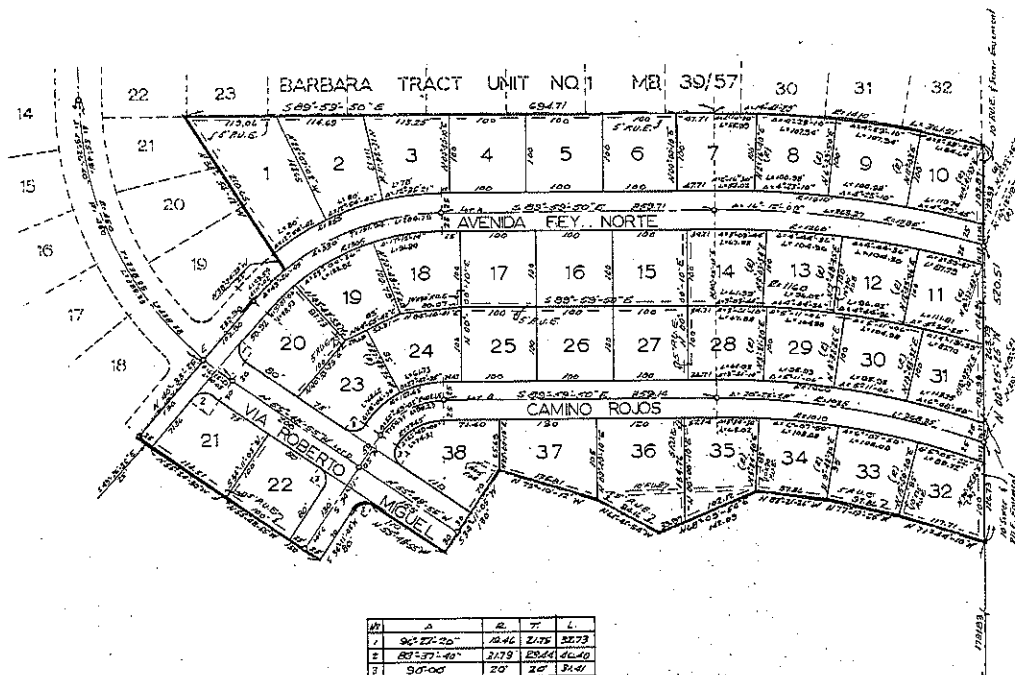
G.K. SANBORN  
Licensed Land Surveyor

April 1960 Scale 1"=100'

## FILED

ON July 13 1960  
at 11:30 A.M.  
NO. 62514

JACK A. ROSS  
County Recorder  
by William B. Murphy  
Fee \$ 5.00  
Filed by County Clerk  
SUBDN. GTEE. S.T.C.



We hereby certify that we are the owners of the land included within the subdivision on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots A, B, C, & D, and for the construction and maintenance of public utilities the five (5) foot Public Utility Easement shown on the map as 5' P.U.E. and the ten (10') foot sewer easement.

EL RANCHO VISTA ESTATES INC. SECURITY FIRST NATIONAL BANK, as Trustee  
by Ray Ray Pres. by Barbara Sanborn Vice Pres.  
by Edith Ray Secy. by M. C. Hall Asst. Trust Officer

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 22 day of June, 1960 before me James Ross, a Notary Public in and for said County and State, personally appeared Ray Ray and Edith Ray known to me to be the President and Secretary of El Rancho Vista Estates Inc., the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation, herein named, and they acknowledged to me that such Corporation executed the same.  
WITNESS my hand and official seal.

James Ross  
Notary Public in and for said County and State

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 1 day of July, 1960 before me the undersigned a Notary Public in and for said County and State, personally appeared HERBERT SANBORN known to me to be the Vice President and THOMAS HALL known to me to be the Assistant Trust Officer of Security-First National Bank, the Association that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the Association herein named, and acknowledged to me that such Association executed the same as Trustee.  
WITNESS my hand and official seal.

Herbert Sanborn  
Notary Public in and for said County and State

Philip Henry City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22 day of June, 1960, duly approved the annexed map of BARBARA TRACT UNIT NO. 2, and accepted on behalf of the public the foregoing dedications.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 22 day of June, 1960.

Philip Henry  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs  
I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12 day of May, 1960.

W. J. Tate Secretary  
I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Abraham  
City Engineer R.E. 8821  
I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during April 1960, that all monuments shown hereon actually exist or will be in place one year from date of recording of this map.

Robert L. S. 2344  
I hereby certify that a bond in the sum of \$ 400.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, and conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.  
Dated this 11 day of July, 1960.

M. A. Kellum Deputy  
County Clerk and ex-officio clerk of the Board of Supervisors.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable which are estimated at \$ 600.00.  
Dated this 1 day of July, 1960.

Donna M. Bouer Deputy  
County Tax Collector

NOTE -  
Bearings derived from the south line of Barbara Tract Unit No. 1, M.B. 39-57 Riverside County Records, being (S 89° 55' 50" E).  
o Donkeys 1/2" iron pipe set unless otherwise noted  
2 1/2" Redwood stakes set at all lot corners tagged L.S. 23 44

I hereby certify that a bond in the sum of \$1000.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, and handed upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as being which at the time of filing of this map with the County Recorder are a lien against the property hereof and payable.

Dated this 12th day of July, 1961.  
By Jack A. Ross County Clerk

G. P. PRASCHNITZ  
County Clerk and ex-officio clerk of  
the Board of Supervisors

# IN THE CITY OF PALM SPRINGS BARBARA TRACT UNIT NO. 3

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF  
THE NW 1/4 OF SECTION 7, T. 4 S., R. 5 E., S. B. B. & M.

G. K. SANBORN  
LICENSED LAND SURVEYOR  
NOVEMBER 1960 SCALE: 1" = 100'

I, Stanley Henry, City Clerk and ex-officio clerk of  
the City of Palm Springs, State of California, hereby  
certify that said City Council at its regular meeting  
held on the 12th day of December, 1960, duly approved  
the annexed map of BARBARA TRACT UNIT NO. 3 and  
accepted on behalf of the public the foregoing  
dedications.  
IN WITNESS WHEREOF, I have hereunto set my hand  
and affixed the official seal of the City of Palm Springs,  
this 12th day of December, 1960.

Stanley Henry  
City Clerk and ex-officio clerk of the City Council  
of the City of Palm Springs.

I hereby certify that the annexed map was approved by the  
Planning Commission of the City of Palm Springs at its regular  
meeting held on the 12th day of December, 1960.

W. A. Foster Secretary

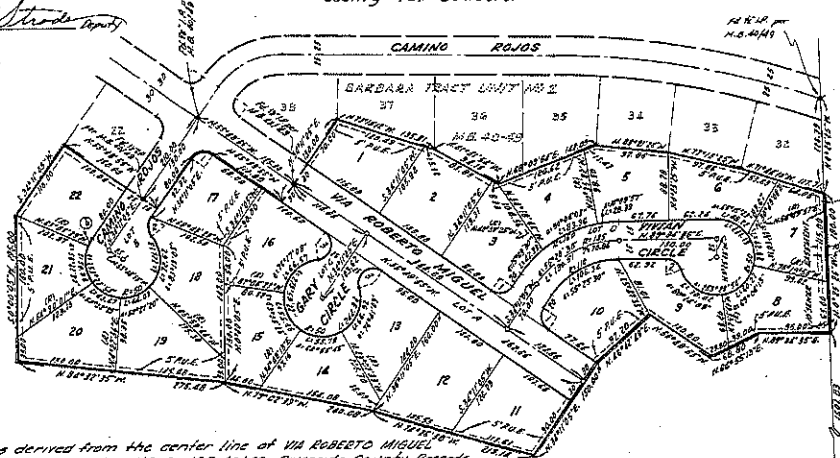
I hereby certify that I have examined the annexed map, that  
the subdivision shown thereon is substantially the same as it  
appeared on the tentative map or approved alterations thereof,  
that all provisions of State law and local ordinances have been  
complied with and I am satisfied that said map is technically  
correct.

William P. Housman City Engineer R.E. 10,022

I hereby certify that according to the records of this office as of this date  
there are no liens against the property shown on the annexed map for unpaid  
State, County, Municipal or local taxes or special assessments collected as taxes,  
except taxes and special assessments now in lien but not yet payable which are estimated to be \$1000.00.  
Dated this 7th day of July, 1961.

DONNA M. BOUER  
County Tax Collector

W. A. Foster Secretary



Note:  
Bearings derived from the center line of Via Roberto Miguel  
of BARBARA TRACT UNIT NO. 2, M.B. 40-53, Riverside County Records,  
being C 11.55° 58' 53" W.  
2"x2" Redwood stakes set at all lot corners pegged L.S. 2344.

I hereby certify that I am a Licensed Land Surveyor  
of the State of California, that this map correctly  
represents a survey made under my direction during  
November 1960, that all monuments shown hereon  
actually exist or will be in place one year from the date  
of recording of this map.

G. K. Sanborn  
L.S. 2344

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
On this 6th day of July, 1961, before me, W. A. Foster, a Notary Public  
in and for said County and State,  
personally appeared Ray Fay and W. A. Foster,  
known to me  
to be the Vice President and Asst. Secretary  
of EL RANCHO VISTA ESTATES, INC., the  
corporation that executed the within  
instrument and known to me to be  
the person who executed the same  
on behalf of the Corporation herein  
named, and acknowledged  
to me that such corporation executed  
the same.  
WITNESS my hand and official seal  
W. A. Foster  
Notary Public in and for  
said County and State.  
My Commission Expires July 26, 1963.

CURVE 1 RETURN DATA			
NO.	A	B	T
1	36° 00' 00"	10	10.00
2	24° 22' 54"	10	10.00
3	10° 00' 00"	10	10.00
4	11° 18' 54"	10	10.00

FILED

No. 61691

JACK A. ROSS  
COUNTY CLERK  
By W. A. Foster County Clerk, R.W.D. STIC  
July 19, 1961  
Filed by Co. CLK

We hereby certify that we are the owners of the  
land included within the subdivision on the annexed map,  
that we are the only persons whose consents are  
necessary to pass a clear title to said land and we  
hereby consent to the making and filing of this map  
and subdivision as shown within the due border line, and  
we hereby offer for dedication to public use for street  
purposes Lots 1 to 10 inclusive and for the construction  
and maintenance of public utilities the five (5) foot  
Public Utility Easement shown on the map as 5' R.U.E. and ten  
(10) foot sewer easement.

EL RANCHO VISTA ESTATES, INC.

By Ray Fay President

SECURITY TITLE INSURANCE COMPANY, as Trustee

By W. A. Foster Vice President

By W. A. Foster Asst. Sec'y

FINANCIAL FEDERATION, INC., a corporation

By W. A. Foster

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this 6th day of July, 1961, before me, W. A. Foster,  
a Notary Public in and for said County and State,  
personally appeared Ray Fay and W. A. Foster,  
known to me  
to be the Vice President and Asst. Secretary  
of EL RANCHO VISTA ESTATES, INC., the  
corporation that executed the within  
instrument and known to me to be the person  
who executed the same on behalf of the Corporation  
herein named, and acknowledged to me that  
such Corporation executed the same.  
WITNESS my hand and official seal.

W. A. Foster  
Notary Public in and for said County  
and State.  
My Commission Expires July 26, 1963.

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }

On this 17th day of July, 1961, before  
me, W. A. Foster, a Notary Public in and for  
said County and State, personally appeared  
W. A. Foster, W. A. Foster, and W. A. Foster,  
known to me  
to be the Vice President and Asst. Secretary  
of SECURITY TITLE INSURANCE COMPANY, the Association  
that executed the within instrument, and  
known to me to be the persons who executed  
the within instrument on behalf of the  
Corporation herein named, and acknowledged to  
me that such Corporation executed the same  
as Trustee.  
WITNESS my hand and official seal.

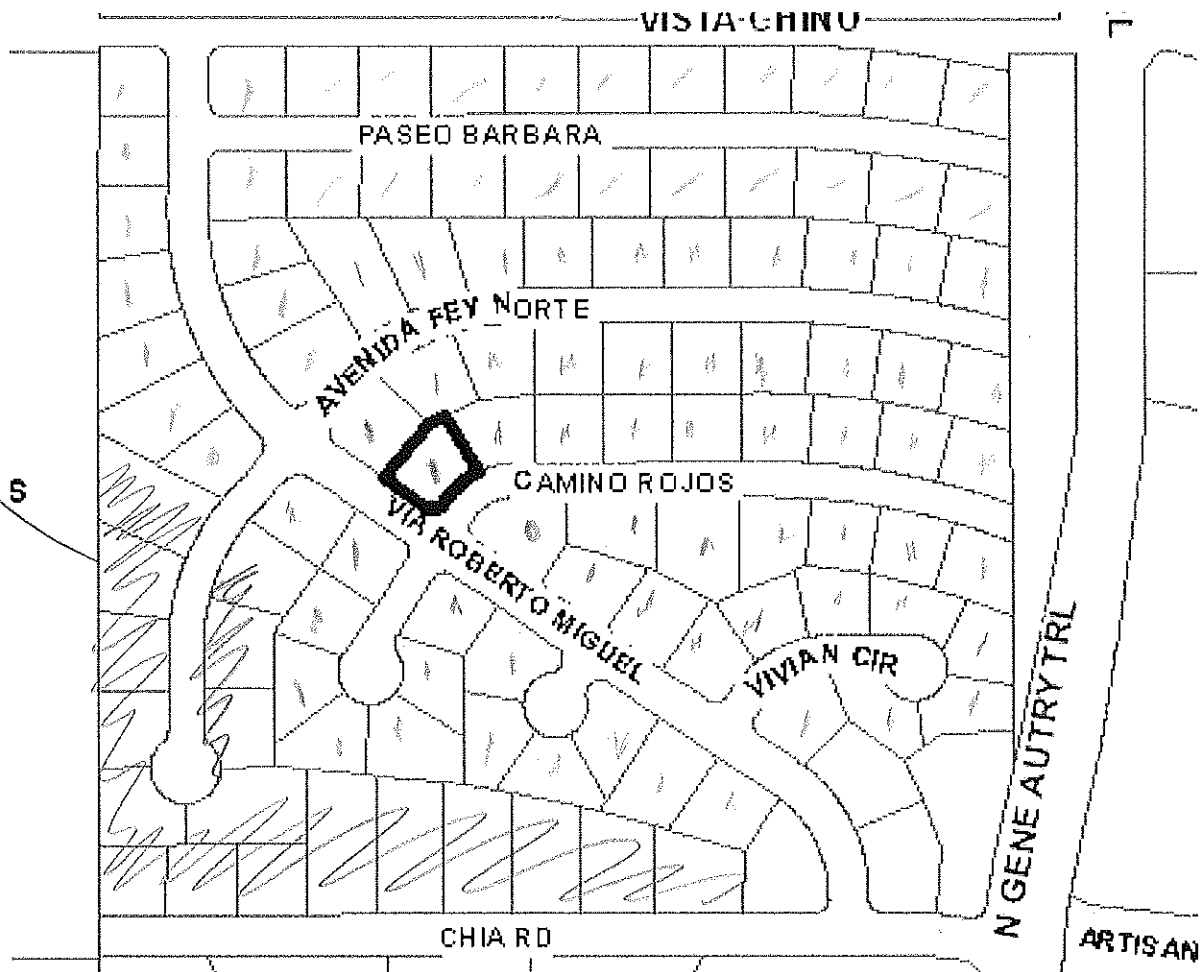
W. A. Foster  
Notary Public in and for said County  
and State. My Commission Expires July 26, 1963.

MB 42/12

# EL RANCHO VISTA ESTATES

Roy Fey Danlora

NOT PART OF THE FEY  
TRACT



UNIT #1 19600

UNIT #2 19600

UNIT #3 19601



<b>NAME</b>	Golden Vista Estates	Map # 61
<b>DATE</b>	1960	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	W. Lures on the north, the south side of Leisure Way on the south, Via Monte Vista to the east, and Rose to the west.	
<b>ARCHITECT</b>	Palmer & Krisel	
<b>DEVELOPMENT HISTORY</b>	<p>In a new variant on the “resort stay to home sales” recipe, the Alexanders purchased the Desert Inn in 1950. In 1960, to promote their new residential venture, Golden Vista Estates, they erected a model home on the grounds of the Desert Inn.<sup>194</sup> Golden Vista Estates (1960, Palmer &amp; Krisel) expanded the Vista Las Palmas offerings to the south. Here the developers offered three floor plans: two modified versions of the Twin Palms plan and a larger four-bedroom, three bath plan that included a courtyard at the entryway.<sup>195</sup> New roof designs included an “innovative folded plate roof and a quirky barrel roof.”<sup>196</sup> A second model home for the tract was constructed at 963 Via Monte Vista.</p>	

<sup>194</sup> According to James R. Harlan, the model home was moved in 1961 to the Corner of Anza Drive and Joshua Tree Place.

<sup>195</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

<sup>196</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

ROBERT ALEXANDER  
GOLDEN VISTA ESTATES

App B - 208

8/19/60

40/74

# TRACT NO. 2094

Being a subdivision of a portion of the S1/2 of the NE1/4 of the SW1/4 of Section 10, T4S.R4E, S.B.B and M

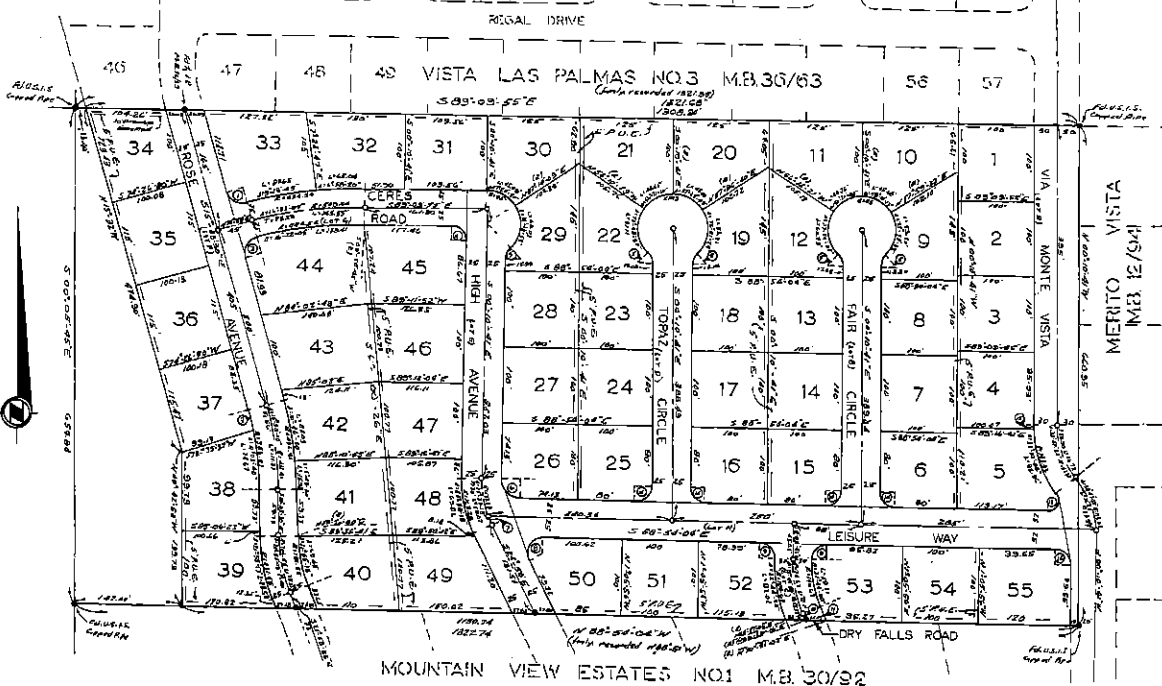
G.K. Sanborn  
Licensed Land Surveyor

July 1960

Scale 1"=100'

FILED

AUG 24 1960  
Jack A. Ross  
OR Notary  
Filed at 10:35 AM  
By County Clerk



We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we offer for dedication to public use for street purposes lots A to H inclusive, and for the construction and maintenance of Public Utilities the (5) five foot Public Utility Easements shown on the map as 5' P.U.E. and 10' drainage easement:

GOLDEN VISTA ESTATES  
a Co-Partnership with  
JILL LAND COMPANY

by Robert Alexander  
President

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
On this 19th day of August, before me the undersigned a Notary Public in and for said State and County, personally appeared Robert Alexander known to me to be the President of Jill Land Company and the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Golden Vista Estates, the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such partner and that such partner executed the same. WITNESS my hand and official seal.

Shirley Henry  
Notary Public in and for said State and County

Shirley Henry City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22nd day of August, 1960, duly approved the annexed map of Tract 2094 and accepted the foregoing dedications on behalf of the public.  
IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Palm Springs this 22nd day of August, 1960.

Shirley Henry  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of July, 1960.

W. O. Foster Secretary

I hereby certify that I have examined the annexed map, that the subdivision shown there on is substantially the same as it appeared on the tentative map or approved alterations thereto, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

W. O. Foster City Engineer - R.E. 662

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during July 1960, that all monuments shown herein actually exist or will be replaced one year after recording of this map.

G. A. Dequegnat L.S. 2344

I hereby certify that a bond in the sum of \$2000.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are also against the property but not yet payable. Dated this 22nd day of August, 1960.

G. A. DEQUEGNAT  
County Clerk and ex-officio clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local or special assessments collected as taxes except taxes and special assessments now lien but not yet payable, which are estimated at \$2000.00. Dated this 22nd day of August, 1960.

DONNA M. BOUER  
County Tax Collector

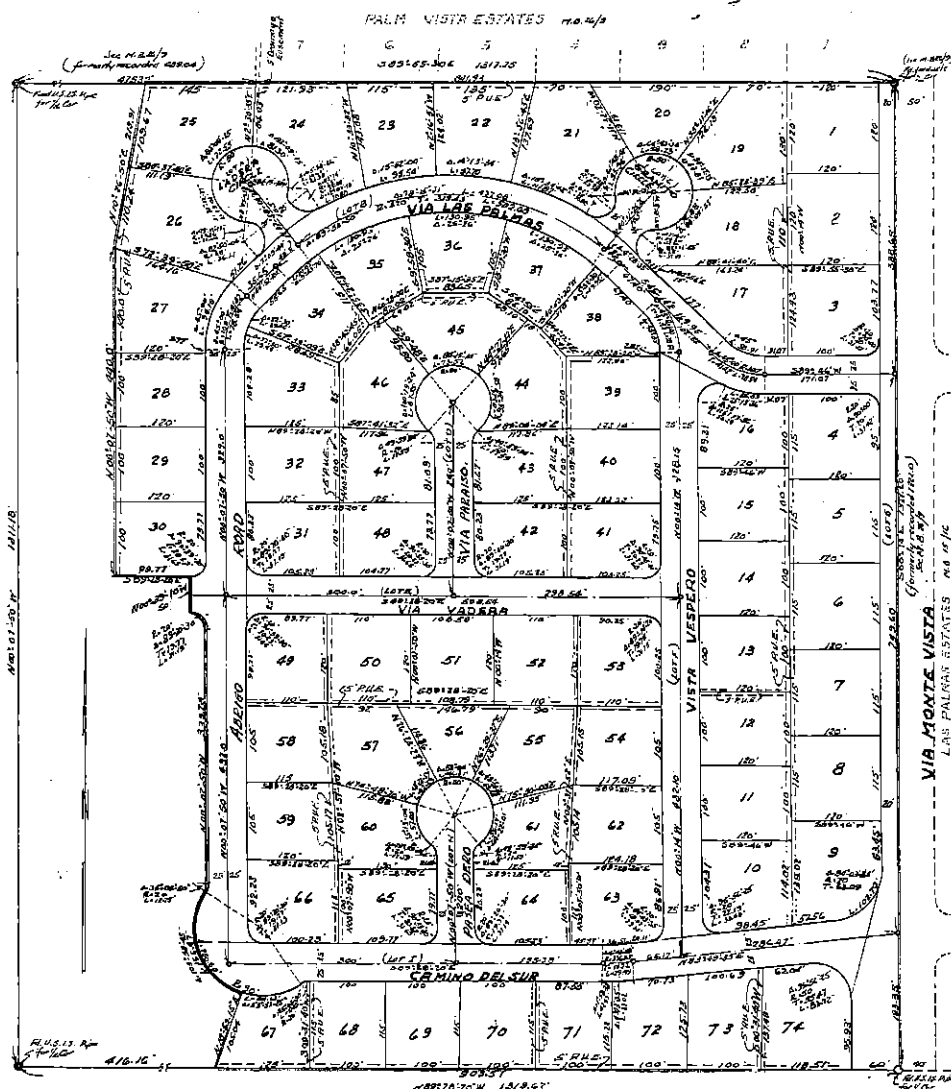
W. O. Foster Deputy

NOTE -  
Bearings derived from the south line of Vista Las Palmas No. 3 (N 89° 09' 55" W) M.B. 36-63.  
2 1/2" Redwood Stakes set at all lot corners tagged L.S. 2344.  
a Densite 1/2" iron pipe set tagged L.S. 2344.

CURVE					DATA				
LINE	ANGLE	CHORD	BEARING	STATION	LINE	ANGLE	CHORD	BEARING	STATION
1	89° 09' 55"	20.00	N 89° 09' 55" W	31.81	8	115° 53' 55"	50.00	S 25° 26' 44" E	40.42
2	89° 09' 55"	20.00	N 89° 09' 55" W	31.81	9	89° 09' 55"	20.00	N 89° 09' 55" W	31.81
3	89° 09' 55"	20.00	N 89° 09' 55" W	31.81	10	115° 53' 55"	50.00	S 25° 26' 44" E	40.42
4	89° 09' 55"	20.00	N 89° 09' 55" W	31.81	11	89° 09' 55"	20.00	N 89° 09' 55" W	31.81
5	89° 09' 55"	20.00	N 89° 09' 55" W	31.81	12	115° 53' 55"	50.00	S 25° 26' 44" E	40.42
6	89° 09' 55"	20.00	N 89° 09' 55" W	31.81	13	89° 09' 55"	20.00	N 89° 09' 55" W	31.81
7	89° 09' 55"	20.00	N 89° 09' 55" W	31.81	14	115° 53' 55"	50.00	S 25° 26' 44" E	40.42
					15	89° 09' 55"	20.00	N 89° 09' 55" W	31.81
					16	115° 53' 55"	50.00	S 25° 26' 44" E	40.42

32/10

Notes: Bearings are derived from the South line of Palm Kate Estates  
M.B. 86/9 Riv. County Records.  
22x16 Redwood stakes topped L.S. 2264 set at all lot corners  
a 2x4x16 iron pipes



# VISTA LAS PALMAS NO. 1

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of  
the S.E. 1/4 of the N.W. 1/4 of Section 10,  
T.4S; R.4E; S.B. 8 and Mt.

G.K. SANBORN  
Licensed Land Surveyor  
August 1956 Scale 1"=100'

**FILED**  
Dec. 21, 1956

No. 1, 1956

JACK A. ROSS

By William Alexander

Deputy

Fee \$35.00

Filed by City Clerk

SURON GTEE - LTC.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose interests are affected by the map; and we hereby consent to the making and recording of said map and subdivision as shown within the colored border line, and we have by offer for dedication to public use and for the construction and maintenance of public utilities the five (5) foot Public Utility Easements shown on the map as 5' P.U.E., and the five (5) foot Drainage Easement as noted.

EASTWOOD ESTATES, A Partnership LAND TITLE COMPANY OF RIVERSIDE COUNTY, Trustee

William Alexander

Attorney-in-fact

STATE OF CALIFORNIA } S.S.

COUNTY OF LOS ANGELES

On this 21st day of December, 1956, before me, Thomas W. Dierke, a Notary Public in and for said County of State, personally appeared William Alexander, known to me to be the Attorney-in-fact of Eastwood Estates, a partnership, the partnership that executed the within instrument and known to me to be the persons who executed the same on behalf of the partnership, and they acknowledged to me that such partnership executed the same.

In Witness Whereof, I have hereunto set my name and affixed my official seal the day and year in this certificate first above written.

Thomas W. Dierke  
Notary Public in and for the County of Los Angeles, California.

I, Louise H. Carr, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11th day of September, 1956, approved the annexed map of Vista Las Palmas and accepted the foregoing declaration on behalf of the public.

In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs the day of September, 1956.

Louise H. Carr  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of September, 1956.

William Alexander  
Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appears on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Thompson  
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during August 1956; that all monuments shown thereon actually exist or will be in place on or before December 1st, 1956, and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor 2264

I hereby certify that according to the records of this office or of this clerk there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special assessments collected or taxes, exceptable and special assessments levied or taxes.

Dated December 21, 1956. V.M. Hyde, Tax Collector

William Alexander Deputy

I hereby certify that a bond in the sum of \$10,000.00 has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special assessments collected or taxes, which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable.

G.K. Sanborn  
County Clerk and ex-officio clerk of the Board of Supervisors

William Alexander Deputy

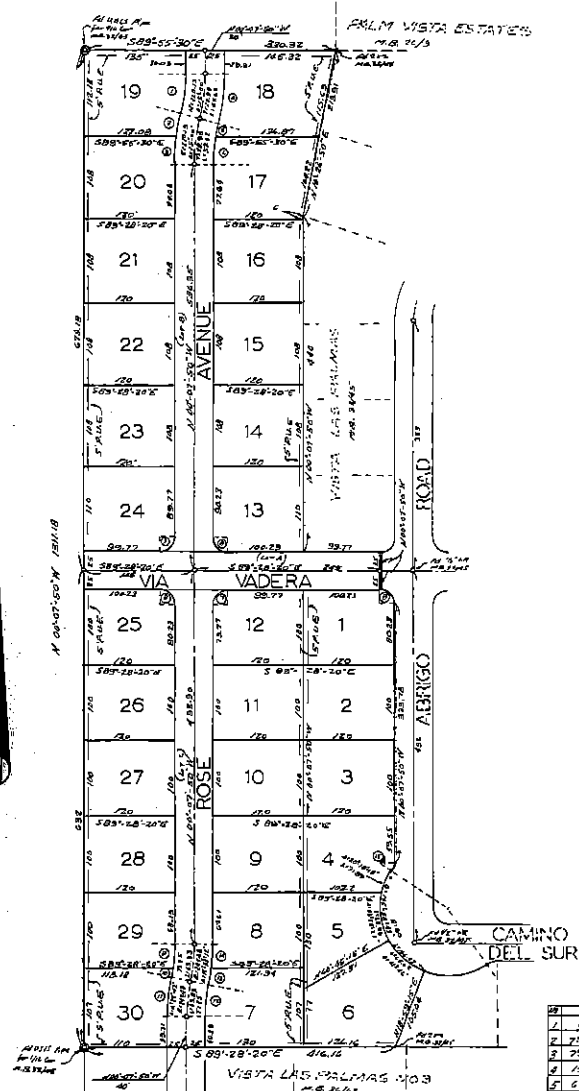
STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE

On this 20th day of December, 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Alexander, known to me to be the Attorney-in-fact of the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

Thomas W. Dierke  
Notary Public in and for said County and State

39/72



# VISTA LAS PALMAS NO. 2

Being a subdivision of a portion of the S.E. 1/4 of the  
N.W. 1/4 of Section 10, T.4 S. R.4 E., S.B.B. & M.

G.K. Sanborn  
Licensed Land Surveyor  
February 1960 Scale 1"=100'

**FILED**

MAR 23 1960  
Jack A. Ross  
D.O. Notary  
Filed at 1:30 PM  
By County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots A, B, C, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as S. RUE.

LAS PALMAS ESTATES A PARTNERSHIP

by Robert Alexander  
Attorney in Fact

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On this 22nd day of Feb 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT ALEXANDER, known to me to be the Attorney in Fact of Las Palmas Estates, a partnership, the partnership that executed the within instrument, and known to me to be the person who executed the same on behalf of the partnership herein named, and they acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal

Barley Sherry  
Notary Public in and for said County and State

I, MARY G. RINGWALD, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22nd day of Feb 1960, duly approved the annexed map of VISTA LAS PALMAS NO. 2 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 22nd day of Feb 1960.

Barley Sherry  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of Feb 1960.

W.D. Foster  
Secretary

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments in a lien and unpaid. Dated this 22nd day of Feb 1960.

by Dotina M. Souer Deputy  
County Tax Collector

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Williams  
City Engineer R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during February 1960, that all monuments shown hereon actually exist or will be in place on or before December 30, 1960, and their positions are correctly shown.

Robert Alexander  
L.S. 2344

I hereby certify that a bond in the sum of \$2,000.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, and conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder, are a lien against the property, but not yet payable.

Dated this 22nd day of Feb 1960.

by Robert Alexander Deputy  
County Clerk and ex-officio clerk of the Board of Supervisors

NOTE—  
Bearings are derived from the North Line (S 89° 26' 20" E) of Vista Las Palmas No. 3 as shown in M.B. 35/63, Riverside County Records.  
2" x 2" 1/2 Redwood stakes set at all lot corners tagged L.S. 2344.  
o Denotes 1/2" iron pipe set unless otherwise noted.

Curve and				Return Data			
Station	Angle	Radius	Chord	Station	Angle	Radius	Chord
1	15° 00'	185.13	21.08	10	6° 50' 15"	122.48	27.09
2	7° 31' 25"	145.13	31.18	11	4° 38' 17"	222.48	17.70
3	2° 50' 35"	245.13	31.50	12	1° 32' 12"	272.48	54.86
4	15° 00'	245.13	64.71	13	1° 32' 12"	222.48	46.79
5	6° 11'	185.13	21.08	14	4° 42' 33"	272.48	27.30
6	0° 49'	135.13	32.02	15	6° 45' 23"	272.48	38.46
7	30° 39' 30"	20	24.65	16	35° 05' 20"	20	17.25
8	89° 26' 20"	20	31.15	17			6.32

CEB MB 39/72

36/63

S598

FILED

JAN 30 1959  
JACK A. SANBORN  
FILED AT 2:00 PM  
By Lord Title Co. Fee \$15.00

# VISTA LAS PALMAS NO. 3

Being a subdivision of a portion of the N1/2 of the NE 1/4 of the S.W. 1/4 of Section 10, T4S, R4E, S.B.B. & M.

G.K. Sanborn  
Licensed Land Surveyor  
August 1958 Scale 1"=100'

STATE OF CALIFORNIA 7.5.3.

County of Riverside 5.5.3.  
On this 22 day of January, 1959, before me, Robert Alexander, a Notary Public in and for said County and State, personally appeared Robert Alexander, and Robert Alexander, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date and year in this certificate first above written.

Robert Alexander  
Notary Public in and for said County and State.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments, collected or to be collected, and no special assessments, made or to be made, but not yet payable, which are estimated at \$0.

Dated this 22 day of January, 1959. D. M. Baver  
County Tax Collector  
by [Signature] Deputy.

I hereby certify that a bond in the sum of \$1000 has been executed and filed with the approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected or to be collected, which at the time of filing of this map with the County Recorder are a lien against the property, but not yet payable.  
Dated this 22 day of January, 1959.  
G.A. SQUEGNET  
County Clerk and ex-officio Clerk of the Board of Supervisors.

Notes:  
Bearings are derived from the South line of VISTA LAS PALMAS No. 1, as shown in M.B. 32, 145, Records of Riverside County.  
2x2x16" Redwood stakes set at all lot corners, tagged 45, 23, 44.  
Ø Denotes 1/2" 3/4" Iron pipe set unless otherwise noted.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, lots 7 to 12 inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as S.P.U.E.

Robert Alexander Co. Secretary  
a California Corporation  
By Robert Alexander Secretary  
a California Corporation

STATE OF CALIFORNIA 7.5.3.  
County of Riverside 5.5.3.  
On this 22 day of January, 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Alexander, known to me to be the Secretary of Robert Alexander Co. a California Corporation; the Corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the Corporation here named, and they acknowledged to me that such Corporation executed the same.  
Witness my hand and official seal.

Norway Roberts  
Notary Public in and for said County and State.

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 28th day of September, 1958, duly approved the annexed map of VISTA LAS PALMAS No. 3 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 28th day of January, 1959.

Mary G. Ringwald  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of August, 1958.

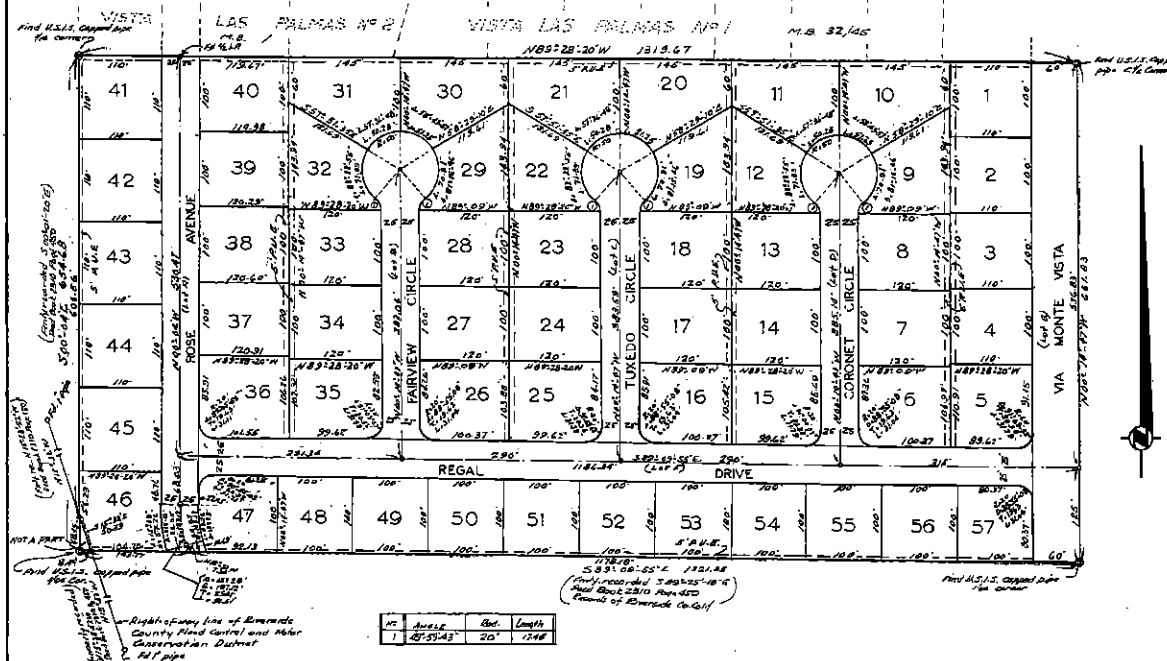
[Signature]  
Secretary.

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereto; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank R. Henderson  
City Engineer R.E. 6630.

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during August, 1958, that all monuments shown hereon actually exist, or will be in place on or before June 30th, 1959, and their positions are correctly shown.

G.K. Sanborn  
Licensed Land Surveyor  
No. 2344.





<b>NAME</b>	Canyon Country Club	Map # 62
<b>DATE</b>	1961	
<b>DEVELOPER</b>	Golf Club Company Sales	
<b>BOUNDARY</b>		
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>The 368-parcel subdivision Canyon Country Club (1961-1965)<sup>197</sup> was developed by the Golf Club Sales Company. The clubhouse (designed by Wexler &amp; Harrison) opened on New Year's Eve 1961. It is located on Agua Caliente land and cost \$50 million. The Canyon Country Club was the culmination of efforts by Andrew Catapano and Harold M. Simon of the Palm Canyon Country Club, Inc. after years of complicated negotiations with the tribe. Ultimately, it was the largest Indian land lease in American history.<sup>198</sup></p> <p>The Golf Club Sales Company was a subsidiary of the New York-based First National Realty &amp; Construction Corporation owned by Robert Grundt. Grundt started out building residential developments on Long Island shortly after the war; he built the business to a publically held corporation and by 1963 had developed more than 4,000 apartments in fourteen buildings in Manhattan.<sup>199</sup> Grundt was a long-time winter resident of Palm Springs. In 1963, Grundt established a West Coast office in Los Angeles and began developing high rise apartment buildings along the Wilshire corridor in the Westwood neighborhood of Los Angeles, and in Phoenix, Arizona. Grundt described the process for Canyon Country Club:</p> <p style="padding-left: 40px;">Our introduction to Southern California in Palm Springs was one of the most fascinating and challenging experiences in my career. We were finally successful in arranging the first utilized lease on property owned by the Agua Caliente Indians...it was owned by no less than twenty five families and it took more than a year of negotiations before we finally concluded all the details of the master lease—which was about three inches thick....<sup>200</sup></p> <p>The custom home development was built in four phases: after the initial 168 parcels within the golf course were subdivided, parcels along the perimeter streets were subdivided annually in 1963, 1964, and 1965. To create interest in the subdivision, a "Plaza of Model Homes" was built, comprising the eight residences on Bonita Circle.<sup>201</sup> Homes in the subdivision (along Caliente Road) were designed by Stan Sackley; designs for the 1963 homes along Yosemite Drive are attributed to contractor A. Belden Crist.<sup>202</sup></p> <p>Initially, due to its remote location, Canyon Country Club had a difficult time drawing members. However, a partnership with the Palm Springs Racquet Club helped boost its popularity and draw celebrities and politicians. Famous people associated with the club include Walt Disney, who purchased properties along the second hole of the course and</p>	

<sup>197</sup> The original name of the club was "Wind Free" but it was quickly changed to Canyon Country Club.

<sup>198</sup> "Canyon Country Club," Clipping File, Palm Springs Historical Society.

<sup>199</sup> "Reach for the Sky," *Los Angeles Times*, April 21, 1963, 11.

<sup>200</sup> "Reach for the Sky," *Los Angeles Times*, April 21, 1963, 11.

<sup>201</sup> Canyon Country Club Estates Ad, *Palm Springs Life*, April 30, 1970, 14.

<sup>202</sup> "Canyon Country Club," <http://www.architecturalproperties.net/neighborhoods/canyon.html> (accessed November 17, 2014).

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP

	donated a copper fountain to the club erected between the ninth and eighteenth holes. In 1963, the course became the location for the annual Frank Sinatra Invitational golf tournament. <sup>203</sup> That same year the public south course was opened.
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<sup>203</sup> "Remember When," *Desert Sun*, November 7, 1973, no page. "Golf Classic Renamed," *Desert Sun*, August 10, 1964, no page.

IN THE CITY OF PALM SPRINGS

**TRACT 2269**

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF  
SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION  
35, T. 4 S. R. 4 E., S. B. B. AND M.

FRANK HAMERSCHLAG, C. E.

JULY 1961

SHEET 1 OF 5

**FILED**  
On Oct. 19, 1961  
At 3:15 P.M.

JACK A. ROSS  
County Recorder  
By William D. Balph  
Deputy  
Fee \$ 131.00  
No. 94061  
Riverside Division  
Filed by Pioneer Title Ins. Co.  
Subd. Office - P.T.I. Co.

I hereby certify that I have examined the within annexed map consisting of five (5) sheets, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

By Philly Abrams  
City Engineer

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map consisting of five (5) sheets correctly represents a survey made under my supervision during July of 1961; that all monuments shown hereon actually exist or will be in place on December 31, 1961, and their positions are correctly shown.

Frank Hamerschlag  
Registered Civil Engineer No. B630

Thereby certify that a bond in the sum of \$\_\_\_\_\_ has been filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of the annexed map consisting of five (5) sheets with the County Recorder are a lien against the property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

G.A. PEQUEGNAT  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

By \_\_\_\_\_ Deputy

The United States of America, as owner in fee of the land shown on the annexed map, and Palm Canyon Country Club, Inc., a California Corporation, as Lessee thereof, and having some right, title and interest therein, are the only parties whose consents are necessary to execute and deliver any and all conveyances, leases, subleases, agreements and all acts necessary or incidental in and to said land and the development and improvement thereof.

There is also included herewith no offer of dedication of any part of said land for public use.

THE UNITED STATES OF AMERICA  
Department of the Interior  
Bureau of Indian Affairs

By R.W. Jackson  
R.W. Jackson, Director Palm Springs Office  
Bureau of Indian Affairs

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE } s.s.

On Oct. 5, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R.W. JACKSON known to me to be the Director of Palm Springs Office of Bureau of Indian Affairs, Dept. of Interior of U.S. of A., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Director.

WITNESS my hand and official seal.

Alice M. Stevens  
Notary Public in and for said County and State  
Alice M. Stevens  
My Comm. Exp. 6-1-65

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map consisting of five (5) sheets for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now due but not yet payable, which are estimated to be \$\_\_\_\_\_.

Dated October 19, 1961.

Donna M. Bouer County Tax Collector  
By Donna M. Bouer Deputy

Shirley Henry, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 24th day of July, 1961, duly approved the annexed map consisting of five (5) sheets.

Dated October 5, 1961.

Shirley Henry  
City Clerk and ex-officio Clerk of  
the City Council of City of Palm Springs

I hereby certify that the annexed map consisting of five (5) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 19th day of July, 1961.

By W. L. Foster  
Secretary

PALM CANYON COUNTRY CLUB, Inc., a California Corporation, Lessee under lease from the U.S. of A., Dept. of Interior Bureau of Indian Affairs No. PSL-47 dated 11-15-60.

By Andrew Capomano By Harold M. Simon  
President Secretary

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE } s.s.

On October 18, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew Capomano and HAROLD M. SIMON, known to me to be the President and Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.  
Frank Fischer  
Notary Public in and for said County and State  
MY COMMISSION EXPIRES ON MARCH 11, 1963

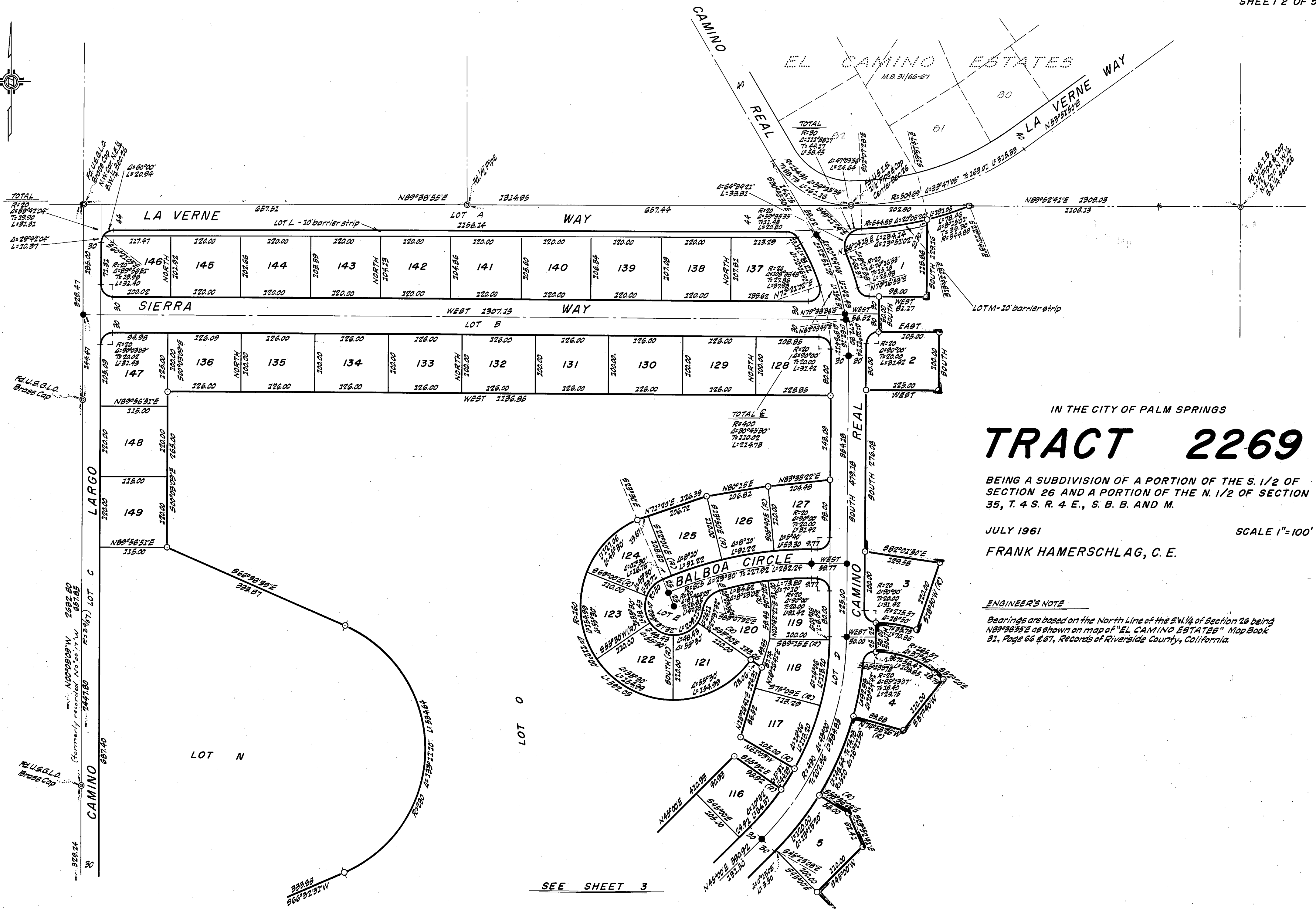
ENGINEER'S NOTE  
Bearings are based on the North Line of the SW 1/4 of Section 26, being N89°38'55"E as shown on map of EL CAMINO ESTATES, Map Book 31, pages 64 & 67, Records of Riverside County, Calif.  
2 x 2 Redwood stakes tagged RCE B630 set at all lot corners  
1" I.P. & Palm Springs Standard Monument set as indicated thus: ●

INDEX AND VICINITY MAP

SCALE 1"=400'

● Indicates U.S.G.L.D.  
Bress Cap Found  
unless noted otherwise.

7 MB42/70



IN THE CITY OF PALM SPRINGS

# TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

JULY 1961

SCALE 1"=100'

FRANK HAMERSCHLAG, C. E.

## ENGINEER'S NOTE

Bearings are based on the North Line of the S.W. 1/4 of Section 26 being N89°38'55"E as shown on map of "EL CAMINO ESTATES" Map Book 31, Page 66 & 67, Records of Riverside County, California.

42/72

SHEET 3 OF 5

IN THE CITY OF PALM SPRINGS

**TRACT 2269**

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF  
SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION  
35, T. 4 S. R. 4 E., S. B. B. AND M.

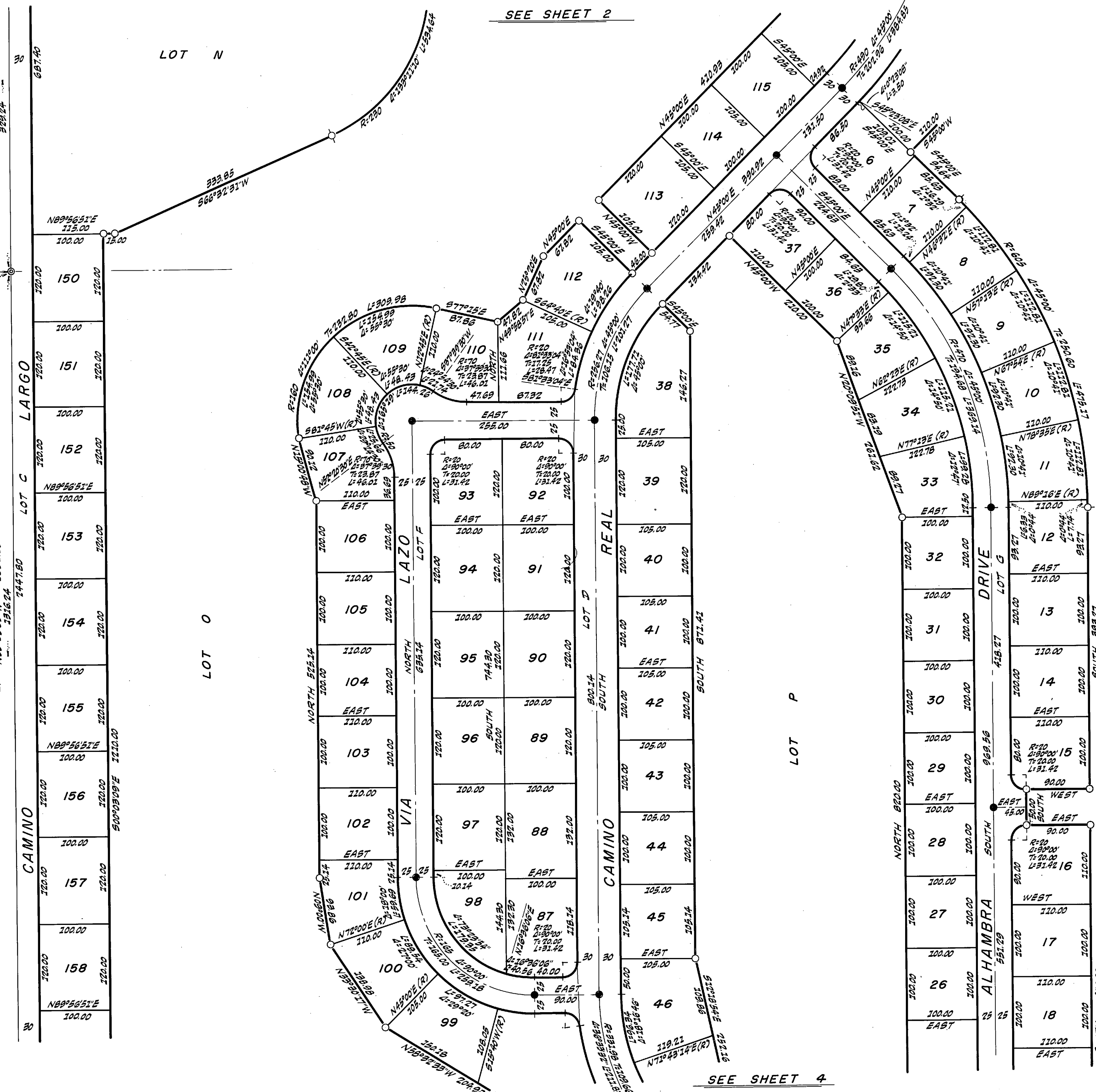
JULY 1961

SCALE 1"=100'

FRANK HAMERSCHLAG, C. E.

SEE SHEET 2

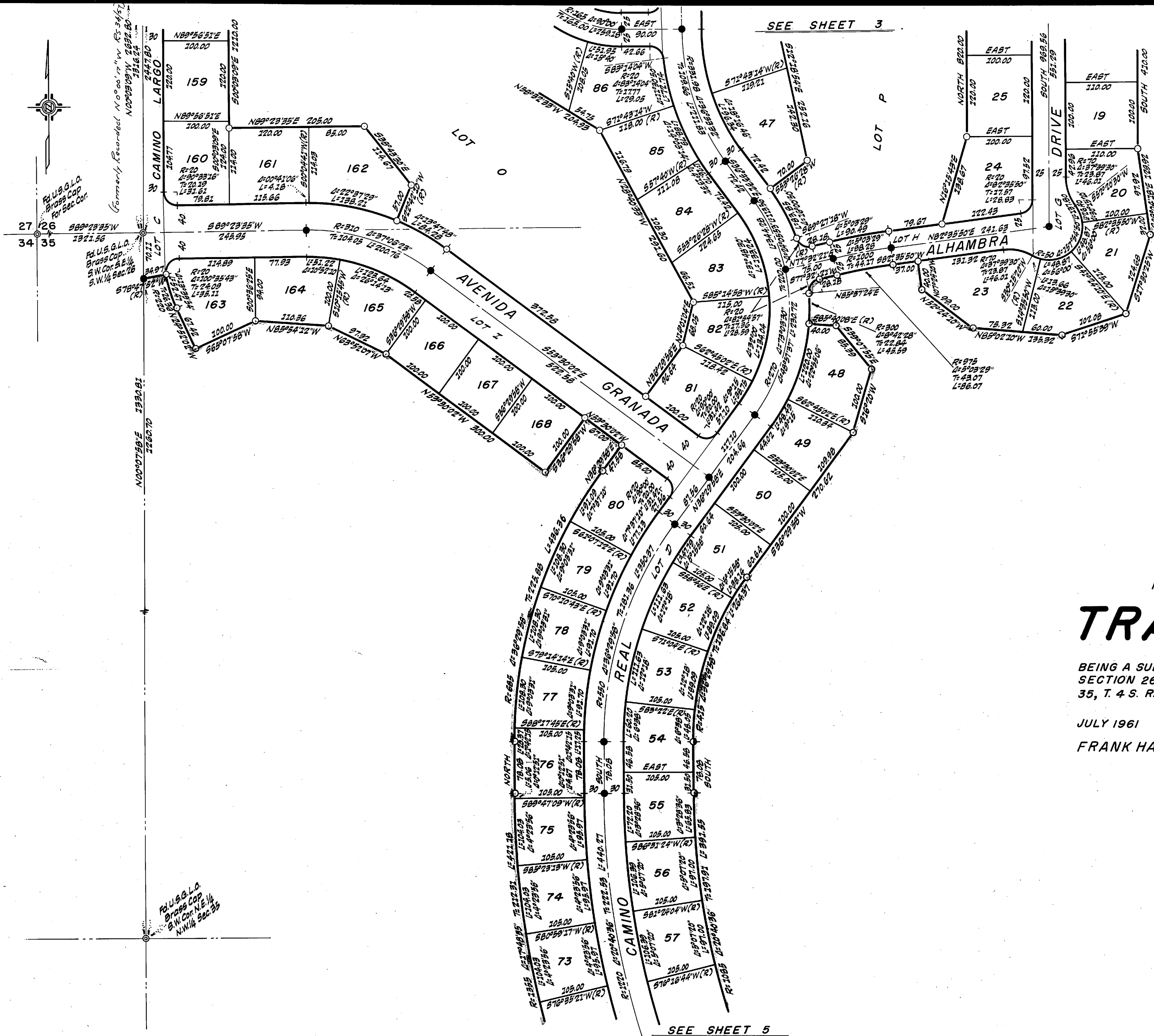
SEE SHEET 4





42/73

SHEET 4 OF 5



IN THE CITY OF PALM SPRINGS

# TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

JULY 1961

SCALE 1"=100'

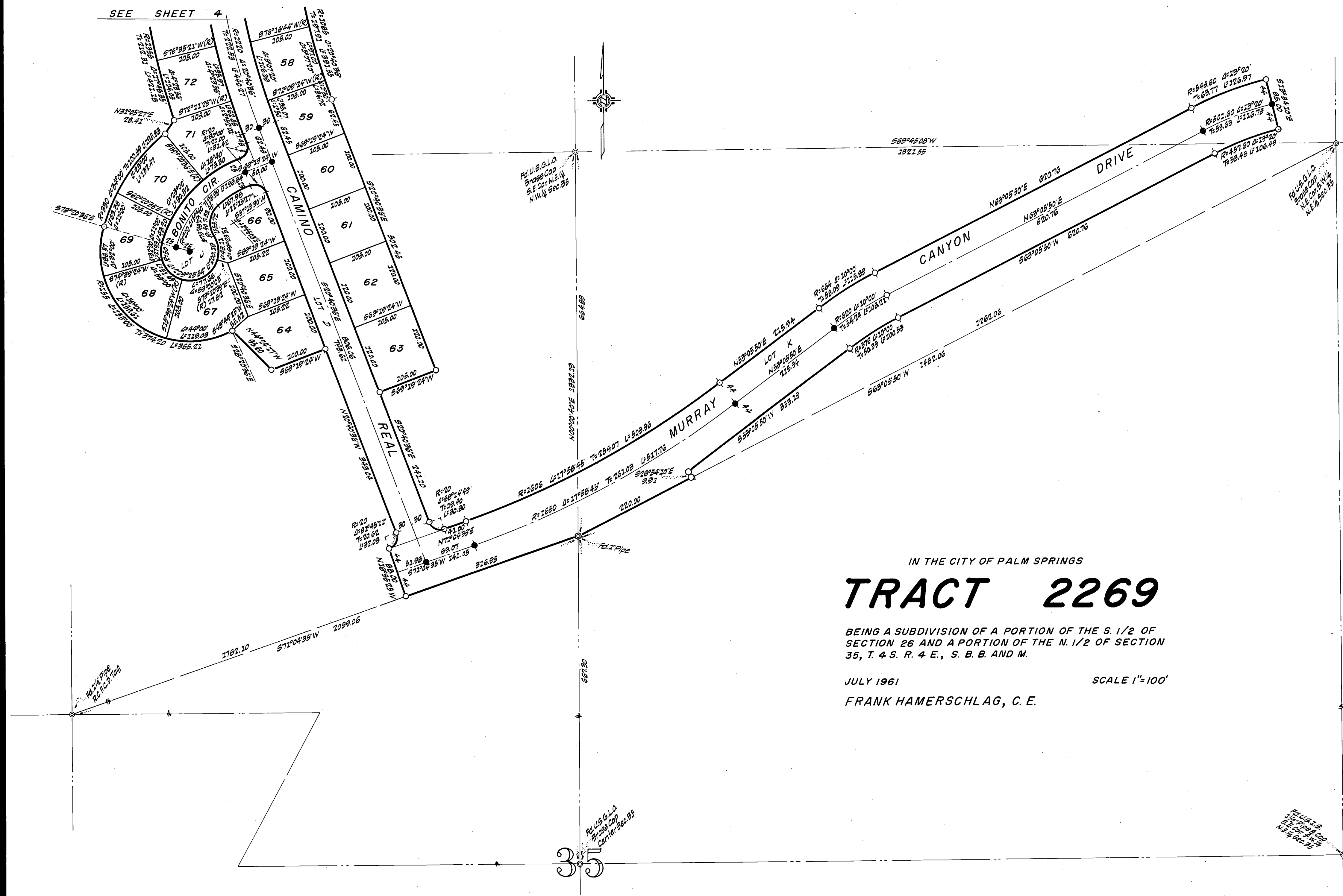
FRANK HAMERSCHLAG, C. E.

7 MB42/73

42/74

SHEET 5 OF 5

SEE SHEET 4



IN THE CITY OF PALM SPRINGS

# TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

JULY 1961

SCALE 1" = 100'

FRANK HAMERSCHLAG, C. E.

35

MB42/74

<b>NAME</b>	Golf Club Estates	Map # 63
<b>DATE</b>	1961	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	North side of Par Drive to the north, the south side of Eagle Way to the south, the east side of Birdie Way to the east, and Bogie Road to the west.	
<b>ARCHITECT</b>	L.C. Major and Associates	
<b>DEVELOPMENT HISTORY</b>	<p>In the early 1960s, the Alexanders embraced the new trend of golf course-based residential development. To capitalize on general proximity to the Palm Springs Golf Club (a.k.a. Palm Springs Municipal Golf Course and the site of present-day Tahquitz Creek Golf Resort), in April of 1961 the Alexanders subdivided Golf Club Estates (1963-64, L.C. Major and Associates). Marketed as “accessible to the greens by golf cart,” ads also refer to Palm Springs as “the nation’s winter golf capital.”<sup>204</sup></p> <p>The development comprised 52 homes. Construction followed the familiar pattern of one three-bedroom floor plan and seven different designs for the exterior. Photographs indicate the plan may be the same as that used for Araby Estates. Designs for Golf Club Estates were modest, contemporary Ranch style, often with decorative concrete block fencing.<sup>205</sup></p>	

<sup>204</sup> “50 Dwellings at Spa Planned,” *Los Angeles Times*, May 26, 1963, O11.

<sup>205</sup> “50 Dwellings at Spa Planned,” *Los Angeles Times*, May 26, 1963, O11.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

# GOLF CLUB ESTATES PST ALEXANDER

App B - 220

4174

## TRACT NO 2159

Of a portion of the E. 1/2 of the NE. 1/4 of the NE. 1/4 of Section 30; T.4 S.R.5 E., S.B.B. and M.

G.K. Sanborn  
Licensed Land Surveyor

February 1961

Scale 1"=100'

**FILED**  
APR 1961  
Jack A. Rees  
County Clerk  
Filed at 10:15 A.M.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the persons whose consent is necessary to pass a closed subdivision map, and we hereby consent to the making and filing of this map and subdivision within the blue barred line, and we hereby offer for dedication to public use for street purposes Lots A to F inclusive, and for the construction and maintenance of public utilities the five (5) foot and ten (10) foot Public Utility Easements shown on the map as S.B. 10 P.U.E.

FOUNTAIN ESTATES INC. by Philp Adams

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE  
On this 23rd day of February, 1961, before me, Philip Adams, a Notary Public in and for said County and State, personally appeared Philp Adams, known to me to be the Secretary of Fountain Estates Inc. the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.  
WITNESS my hand and official seal.  
My commission expires 7-22-64  
Notary Public in and for said County and State.

I hereby certify that the annexed map of Tract No. 2159 was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 1st day of March, 1961.

Philip Adams, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 1st day of March, 1961, duly approved the annexed map of Tract No. 2159 and accept on behalf of the public the foregoing dedications.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs.

Philip Adams, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs.

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinance have been complied with and I am satisfied that said map is technically correct.

Philip Adams, City Engineer, R.E. 8821

I hereby certify that a bond in the sum of \$500.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which are estimated at \$500.00.  
Dated this 23rd day of February, 1961.  
b. Philp Adams, Deputy.

Donna M. Bouer, County Tax Collector

I hereby certify that a bond in the sum of \$500.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which are estimated at \$500.00.  
Dated this 23rd day of February, 1961.  
G. A. PEQUEGNAT, County Clerk and ex-officio clerk of the Board of Supervisors.

by ma Kella, Deputy.

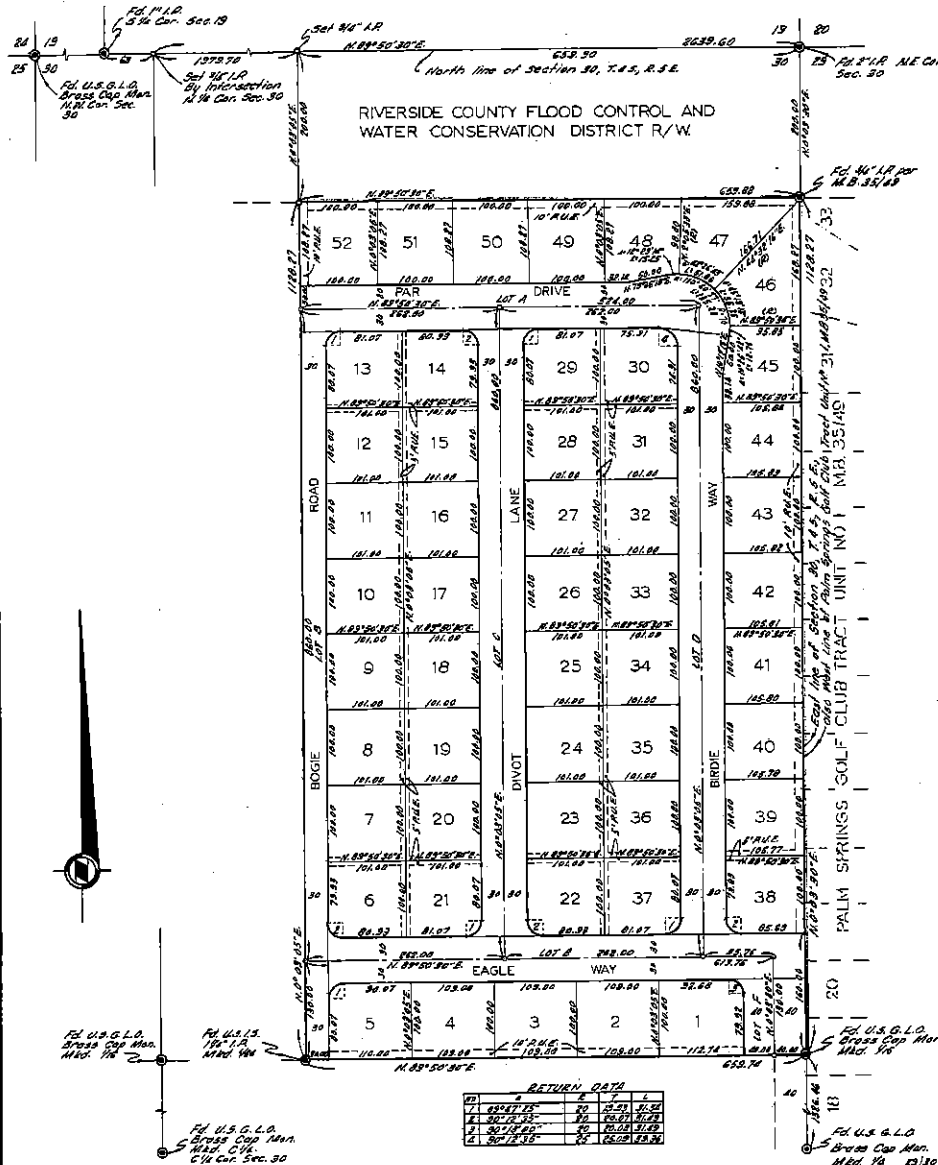
I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during February 1961, that all monuments shown hereon actually exist or will be in place within one year after date of recording of this map.

Philp Adams, L.S. 2344

NOTE -  
Bearings derived from the East Line of Section 30, T.4 S.R.5 E., S.B.B. & M. (N 00° 03' 30" E) as per map of Palm Springs Golf Club Tract Unit No. 1, M.B. 3548, Riverside County Records.

2"x2" Redwood stakes set at all lot corners, tagged L.S. 2344.

o Denotes City of Palm Springs Standard Monuments set unless otherwise noted.  
@ Denotes monuments found as shown.



1937 MB 41/74

<b>NAME</b>	Calcor Prefabricated Homes/Steel Development Houses	Map # 64
<b>DATE</b>	1961	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>		
<b>ARCHITECT</b>	Donald Wexler	
<b>DEVELOPMENT HISTORY</b>	<p>In 1962, noted Palm Springs developers George and Robert Alexander made a foray into steel housing development. Local architect Donald Wexler approached the Alexanders with the idea for using the Calcor steel wall system he had been introduced to by Bernard Perlin, a Calcor engineer. The Alexanders decided to work with Wexler to develop seven parcels with forty-eight designated lots in the 1961 tract north of their Racquet Club subdivision with steel tract housing. As a result, the Steel Development Houses, also known as the Calcor Prefabricated Homes and Alexander Steel Homes, project was born in partnership with the Columbia-Geneva Division of U.S. Steel and Calcor (a.k.a., Rheem Manufacturing Company) of Huntington Park, California. The 1,400 square foot homes were priced at \$13,000-\$17,000 plus the cost of the land.<sup>206</sup> Landscape architecture was by David Hamilton.</p> <p>Architecturally, the use of steel freed interior walls from being load bearing and enabled an open plan. A 9 x 36 foot central core contained the kitchen and bathrooms, however the rest of the plan was flexible. Composed primarily of steel and glass, the houses feature eight-foot high glass sliding doors and stationary panels and the designs are quintessentially Mid-century Modern in style. The houses were designed with three different rooflines (flat roof, raised with clerestory, and a zig-zag folded roof plate) to give the identical pre-fabricated house development an interesting visual architectural cadence from the street.</p> <p>With the use of the Calcor system, the homes utilized a unique combination of factory prefabrication and on-site assembly or “a factory in the field.”<sup>207</sup> The cores were prefabricated in the factory at the same time that concrete slabs were poured to a steel template. Non-load bearing walls came in large sections and were bolted into the concrete slab foundation. The result was a practical construction process that required only three days to complete.</p> <p>The Alexanders planned to develop 35 of the lots with steel housing.<sup>208</sup> The first three of the seven model homes were started in late 1961 and opened to the public in March of 1962;<sup>209</sup> the remaining four houses were constructed in phase two.<sup>210</sup> During the construction of the second phase, Calcor was purchased by a larger firm and the price of steel was raised. According to Donald Wexler, “The Alexanders wouldn’t have any of it – they refused to pay more...someone had to be the pioneer. They were very powerful and</p>	

<sup>206</sup> Adele Cygelman, *Palm Springs Modern* (Rizzoli, New York: NY), 1999, 142.

<sup>207</sup> *Journeyman Architect: The Life and Work of Donald Wexler*, Jonamac Productions, 2009.

<sup>208</sup> Oscar Lopez, "AD Classics: Steel Pre-Fab Houses / Donald Wexler," *ArchDaily*, August 20, 2011, <http://www.archdaily.com/?p=155411> (accessed December 8, 2014).

<sup>209</sup> Racquet Club Estates, <http://www.racquetclubestates.com/Steel%20History.html> (accessed January 2015).

<sup>210</sup> The seven houses were constructed at 290 E. Simms Road; 300 and 330 E. Molino Road; and 3100, 3125, 3133, and 3165 N. Sunny View Drive.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

#### HISTORIC RESOURCES GROUP



	<p>all the other developers were watching them to see what would happen.”<sup>211</sup> Ultimately, the higher cost of steel priced them out of the market and the plans for the tract were derailed.<sup>212</sup> The Steel Development Houses were published in <i>Architectural Record</i> and named Record House of 1963.</p> <p>In 2001, the City of Palm Springs made the seven Steel Development Houses a Class 1 Historic Site. In 2012, Steel Development House No. 2 (3125 North Sunny View Drive) was listed in the National Register of Historic Places.</p>
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<sup>211</sup> Adele Cygelman, *Palm Springs Modern* (New York, NY: Rizzoli, 1999), 142.

<sup>212</sup> On the remaining lots in the tract, the Alexanders built Riviera Gardens (1963-64). These were more traditional wood-frame Ranch-style houses. The model home was located at 370 Simms Road. James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 42.

# STEEL DEVELOPMENT HOUSES

ROBERT M. ALARCON

App B - 223

2/19/61

41/50

## IN THE CITY OF PALM SPRINGS TRACT NO. 2085

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4  
OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, T.4S,  
R.4E, S.B.B. & M.

G.K. SANBORN  
LICENSED LAND SURVEYOR

NOVEMBER 1960

SCALE: 1" = 100'

I, the undersigned, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 15th day of December, 1960, duly approved the annexed map of TRACT NO. 2085 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 15th day of February, 1961.

City Clerk and ex-officio Clerk of the City Council  
of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 1st day of December, 1960.

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

City Engineer R.B. 8021

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during November 1960, that all monuments shown hereon actually exist or will be in place one year from date of recording of this map.

L.S. 2344

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land, and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to the public use for street purposes, Lots 1 to 5 inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easement shown on the map as 5' R.U.E.

RIVIERA GARDENS, A CO-PARTNERSHIP

By: W.H. Allen  
Authorized Agent

STATE OF CALIFORNIA, S.S.  
COUNTY OF RIVERSIDE

On this 11th day of February, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert M. Alarcon, known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and known to me that he executed the same for and on behalf of said Co-Partnership and that said Co-Partnership executed the same.

Witness my hand and official seal  
Richard A. Richardson  
Notary Public in and for said County and State  
My Commission Expires July 7, 1964

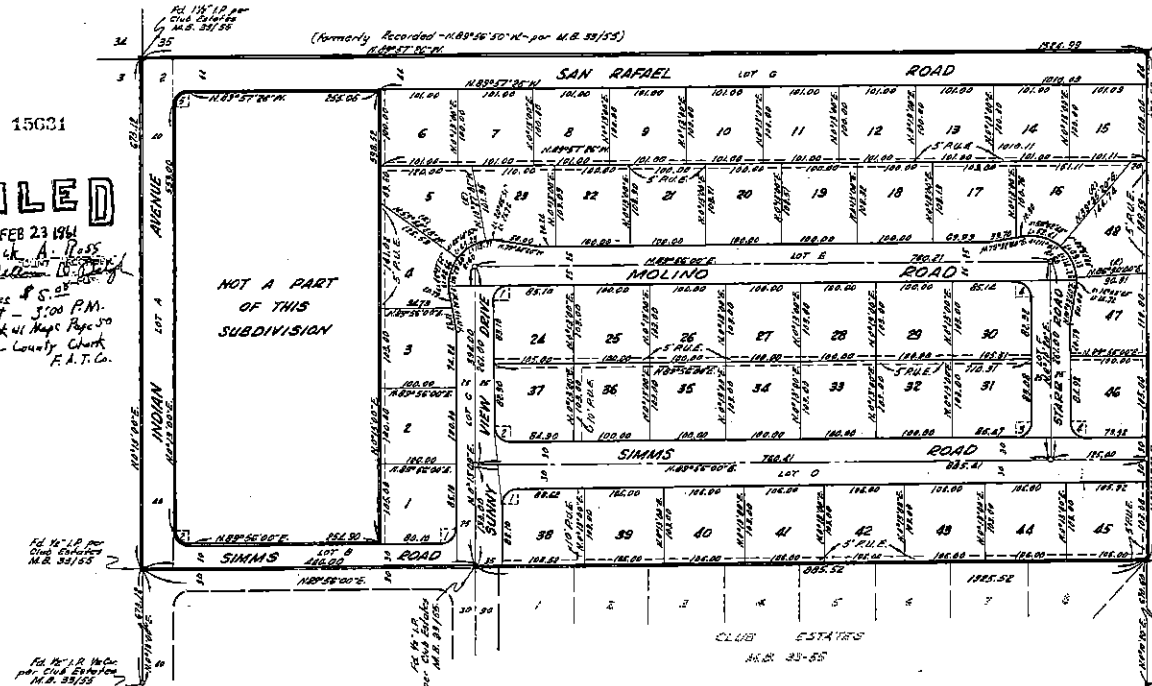
I hereby certify that a bond in the sum of \$1000 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Records are a lien against the property but not yet payable.

Dated this 11th day of February, 1961.  
By: G.A. DeLuca Deputy County Clerk and ex-officio Clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable.

Note: Bearings derived from the North line of Club Estates, M.B. 33/55 Riverside County Records, being C.N. 89° 58' 00" E.

Denotes 1" Iron pipe set per City of Palm Springs Standard Monument.  
1" Redwood stakes set of all lot corners topped L.S. 2344



FILED

FEB 23 1961  
Jack A. Ross  
County Clerk  
Fees \$ 5.00  
AT - 3:00 P.M.  
Book 44 Maps Page 50  
By - County Clerk  
F.A.T.C.

CR 88-189

MB 41/50

<b>NAME</b>	New Riviera	Map # 65
<b>DATE</b>	1961	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	San Rafael Road to the north, Simms Road to the south, the east side of Starr Road to the east, Indian Canyon Way to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>When further development of the steel houses were nixed due to increased cost, the Alexanders turned to selling off the rest of the subdivision with more traditional designs. This development, known as New Riviera Gardens (a.k.a., Riviera Gardens and Riviera Gardens Estates). Although the tract had been subdivided in 1961, the steel house project delayed construction in New Riviera Gardens until 1963-64.</p> <p>Referred to as “Sunshine Homes” in advertising, the homes were conventional ranch-style in design and the model was located at 370 Simms Road.<sup>213</sup> New Riviera Gardens was unique among Alexander developments in that it offered a common pool and recreation area – the Riviera Gardens Recreation Club. Usage of the pool and cabana area were limited to residents of Riviera Gardens and ownership was held by all “owner members.”<sup>214</sup> It featured “the nation’s first prefabricated pool house, manufactured by Anthony Pools, Inc., South Gate.”<sup>215</sup> The cabana, roof sections of which were constructed of colored fiberglass, contained a dressing room. The new amenity proved popular as New Riviera Gardens was sold out by July of 1965.<sup>216</sup></p>	

<sup>213</sup> Advertisement, *Desert Sun*, April 3, 1964, 20.

<sup>214</sup> Advertisement, *Desert Sun*, July 4, 1964, 12.

<sup>215</sup> Untitled Article, *Desert Sun*, June 19, 1964, no page.

<sup>216</sup> Advertisement, *Desert Sun*, July 23, 1965, 14.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

# IN THE CITY OF PALM SPRINGS

## TRACT NO. 2085

BEING A SUBDIVISION OF A PORTION OF THE NW/4  
OF THE NW/4 OF THE NW/4 OF SECTION 2, T.4S,  
R.4E, S.B.B. & M.

G. K. SANBORN  
LICENSED LAND SURVEYOR

NOVEMBER 1960

SCALE: 1" = 100'

I, Shirley Henry, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14th day of December 1960, duly approved the annexed map of TRACT NO. 2085 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 15th day of February 1961.

Shirley Henry  
City Clerk and ex-officio clerk of the City Council  
of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 7th day of DECEMBER 1960.

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Abrams  
City Engineer R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during November 1960, that all monuments shown hereon actually exist or will be in place one year from date of recording of this map.

McLanahan  
L.S. 2344

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land, and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to the public use for street purposes, Lots "A" to "G" inclusive, and for the construction and maintenance of public utilities, the five (5') foot Public Utility Easements shown on the map as 5' P.U.E..

RIVIERA GARDENS, A CO-PARTNERSHIP

By: MA [Signature]  
Authorized Agent

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }

On this 17th day of February 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Alexander, known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and knowledgeable to me that he executed the same for and on behalf of said Co-Partnership and that said Co-Partnership executed the same.

Witness my hand and official seal

Barbara A. Sakson  
Notary Public in and for said County  
and State  
My Commission Expires July 7, 1964

I hereby certify that a bond in the sum of \$ 1000 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.

Dated this 17th day of February 1961.  
By: G.A. PEQUEGNAT  
Deputy County Clerk and ex-officio  
clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are estimated at \$ 0.00.

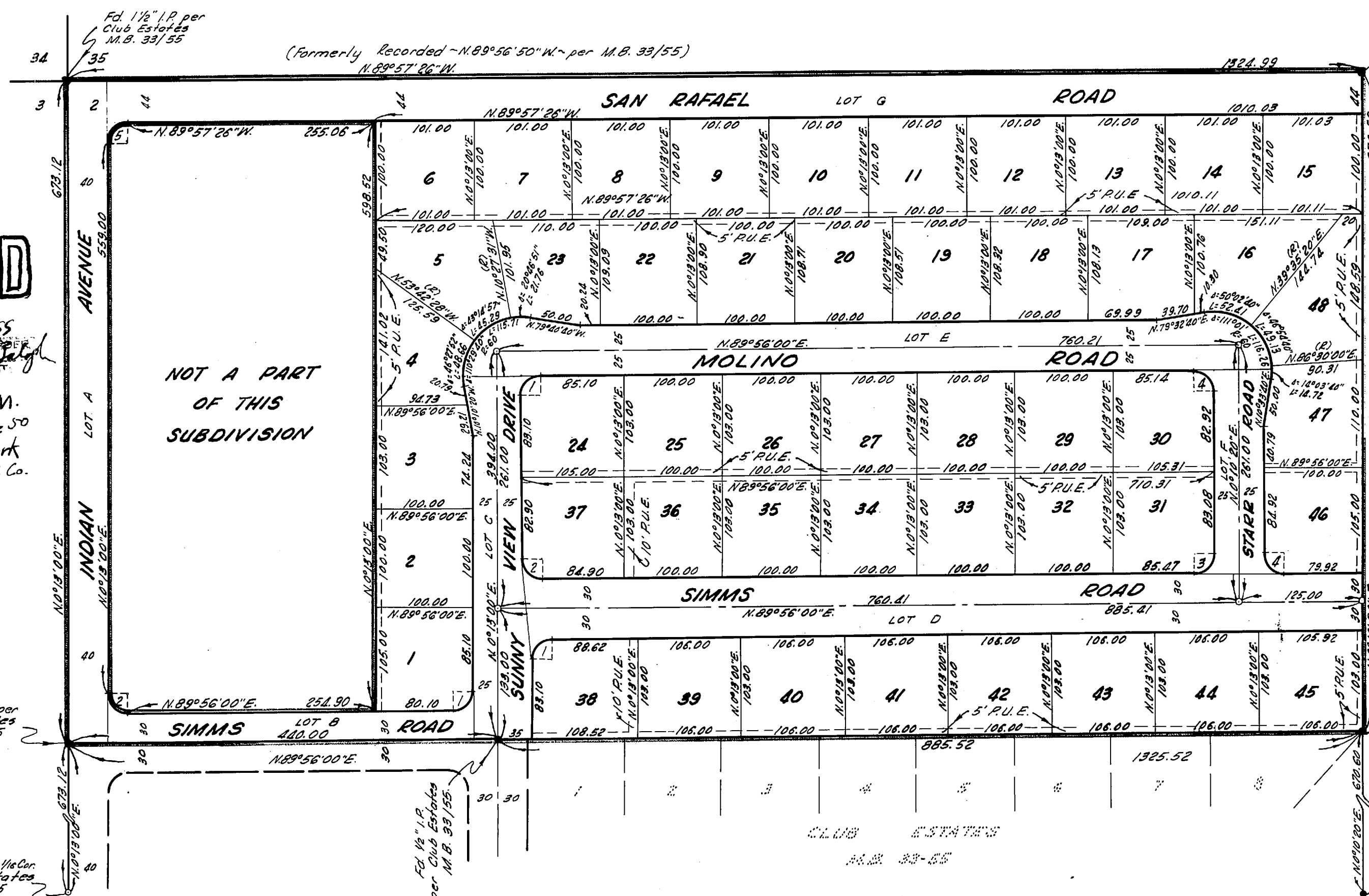
By: Donna M. Bouer Deputy  
County Tax Collector  
Note: Bearings derived from the North line of Club Estates, M.B. 33/55 Riverside County Records, being (N. 89° 56' 00" E.)

RETURN DATA				
No.	Angle	Distance	Lat	Long
1	89° 43' 00"	20	31.32	19.90
2	90° 17' 00"	20	51.51	20.10
3	89° 45' 00"	20	31.33	19.92
4	90° 18' 20"	20	51.50	20.08
5	89° 49' 34"	20	31.36	19.96

o Denotes 1" Iron pipe set per City of Palm Springs Standard Monument.  
2"x2" Redwood stakes set of all lot corners tagged L.S. 2344

Fd. 1/2" I.P. 1/16 Cor.  
per Club Estates  
M.B. 33/55

Fd. 1/2" I.P. N. 1/16 Cor.  
per Club Estates  
M.B. 33/55



CLUB ESTATES  
M.B. 33-55

15631

FILED

FEB 23 1961

Jack A. Ross  
County Recorder  
Fees \$ 8.00  
AT - 3:00 P.M.  
Book 41 Maps Page 50  
By - County Clerk  
F.A.T. Co.

Fd. 1/2" I.P. per  
Club Estates  
M.B. 33/55

Fd. 1/2" I.P. 1/16 Cor.  
per Club Estates  
M.B. 33/55

<b>NAME</b>	Las Palmas Summit	Map # 66
<b>DATE</b>	1962	
<b>DEVELOPER</b>	Alexander Construction Company (Joseph C. Dunas)	
<b>BOUNDARY</b>	North end of Los Robles Drive, Friar Court, and Capistrano Court.	
<b>ARCHITECT</b>	Charles DuBois	
<b>DEVELOPMENT HISTORY</b>	<p>In October of 1962, Las Palmas Summit,<sup>217</sup> a tract of twenty homes including the north end of Los Robles Drive, Friar Court, and Capistrano Court, was developed by Alexander partner Joseph C. Dunas (1900-1987). Advertisements for the homes differentiated them from other Palm Springs offerings by evoking popular culture's increasing interest in Hawaii as a vacation destination: "Where island living meets desert living, the 'all seasons' home designed for year round living." Sales agent, "Aloha-Bob Paine" was on hand to provide "Hawaiian Hospitality."<sup>218</sup> According to author James R. Harlan, 1211 Los Robles was likely the model home for the development.<sup>219</sup> However, a 1962 classified ad in the <i>Los Angeles Times</i> identifies the model location as 1355 Rose Avenue.<sup>220</sup></p>	

<sup>217</sup> Also known as Tract 2421.

<sup>218</sup> "Aloha Las Palmas Summit Ad," *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

<sup>219</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 34.

<sup>221</sup> "Display Ad," *Desert Sun*, May 31, 1963.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP



I, Stanley Henry, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11<sup>th</sup> day of Sept., 1962 duly approved the annexed map of this Tract No. 2421 and accepted on behalf of public the foregoing dedications. In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 19<sup>th</sup> day of Sept., 1962.

Stanley Henry  
City Clerk and ex-officio clerk of the  
City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 5<sup>th</sup> day of Sept., 1962.

[Signature]  
Secretary

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of the state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

[Signature]  
City Engineer

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are estimated at \$100.<sup>00</sup>

Dated this 21<sup>st</sup> day of Sept., 1962.

By [Signature] Deputy

DONNA M. BOUER  
County Tax Collector

I hereby certify that a bond in the sum of 100. has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.

Dated this 14<sup>th</sup> day of October, 1962.

By [Signature] Deputy

G.A. PEQUEGNAT  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

IN THE CITY OF PALM SPRINGS  
**TRACT NO. 2421**  
BEING A SUBDIVISION OF A PORTION OF THE NE 1/4 OF  
THE SW 1/4 OF THE NW 1/4 OF SECTION 10, T.4S., R.4E., SBB&M.

PHILIP ABRAMS  
REGISTERED CIVIL ENGINEER  
AUGUST 1962 SCALE: 1"=100'

I hereby certify that I am Registered Civil Engineer of the State of California, that this map correctly represents a survey made under my direction during August 1962, that all monuments shown hereon actually exists or will be placed within one year from date of recording of this map.

Philip Abrams  
Registered Civil Engineer 8821

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to the public use for street purposes, lots "A" to "E" inclusive, and for the construction and maintenance of public utilities, and Flood Control Works, the 16 foot and 8 foot easements respectively shown on this map.

LAS PALMAS SUMMIT, A CO-PARTNERSHIP

By [Signature]  
Authorized Agent

STATE OF CALIFORNIA } ss  
COUNTY OF RIVERSIDE }

On this 28 day of Oct., 1962, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert Alexander, known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Co-Partnership and that Co-Partnership executed the same.

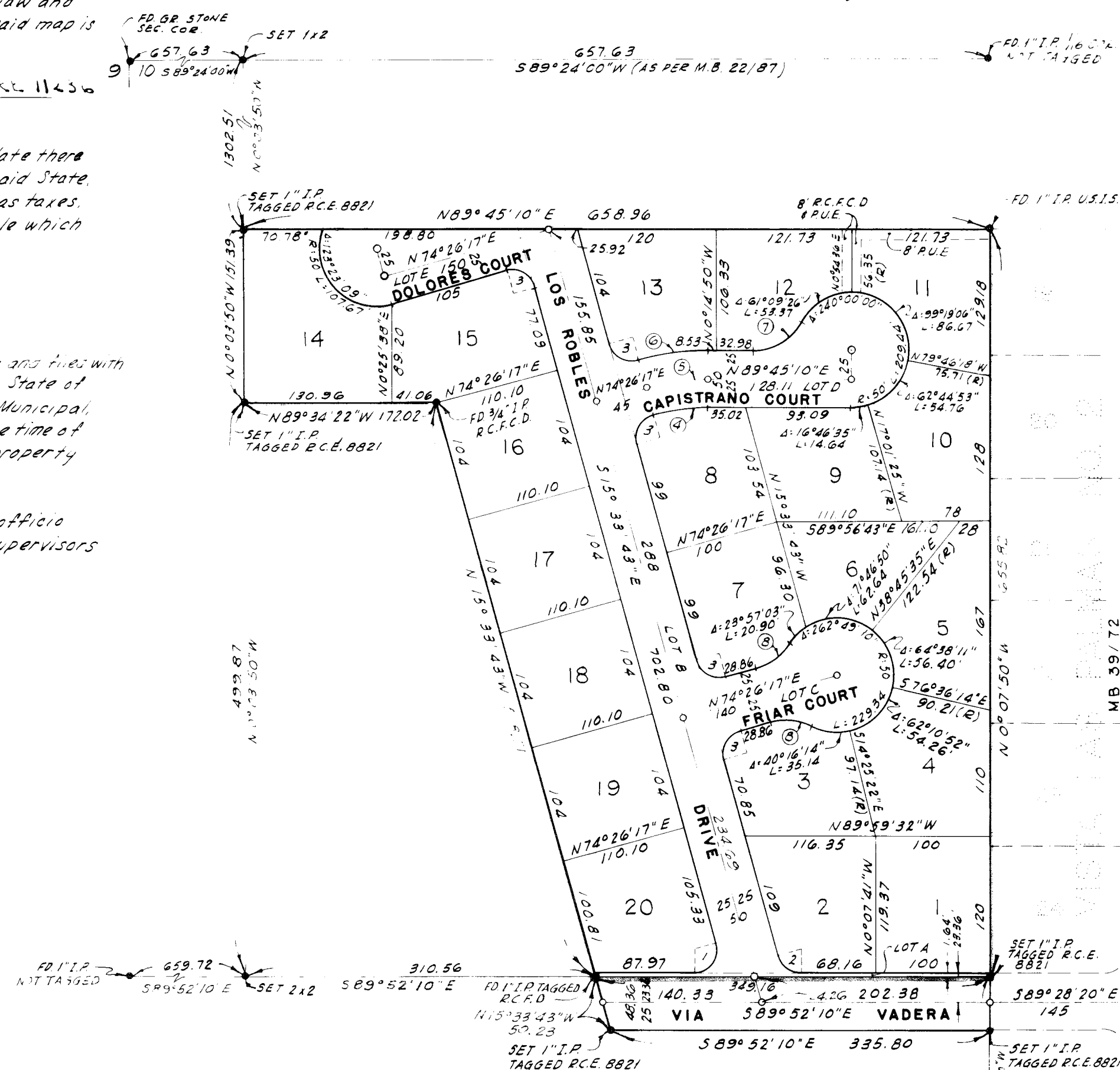
Witness my hand and official seal

[Signature]  
Notary Public in and for said  
County and State  
My Commission Expires Aug. 1, 1964

NOTES:

Bearing derived from the west line of Vista Las Palmas No. 2, M.B. 39/72 Riverside County Records Being (N 0° 07' 50" W)

- Indicates monument found or 1" I.P. set with tag R.C.E. 8821.
- Indicates City of Palm Springs Std Monument set unless otherwise noted.
- 2"x2" redwood stakes set at all lot corners tagged R.C.E. 8821.



CURVE & RETURN DATA				
NO	Δ	R	T	L
1	105°41'33"	20	26.39	36.89
2	74°18'27"	20	15.15	25.94
3	90°00'00"	20	20.00	31.42
4	15°18'53"	175	23.53	46.78
5	15°18'53"	200	26.89	53.46
6	15°18'53"	225	30.25	60.14
7	60°00'00"	50	28.87	52.36
8	41°24'35"	50	18.90	36.14

<b>NAME</b>	Desert Lanai	Map # 67
<b>DATE</b>	c. 1963	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	Tachevah Drive to the North, Sunrise Estates to the south, Cerritos Drive to the east, and Sunrise Way to the west	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>The Alexanders also decided to try their hand at the co-op apartment market. This project, Desert Lanai, was developed in at least three phases. Models included a two-bedroom, two deluxe baths and a one-bedroom plus den configuration.<sup>221</sup> Like other co-op communities, Desert Lanai offered buyers “maintained to perfection, whether you are here or not.”<sup>222</sup> The model apartment was located at 1707 E. Tachevah Road and Sunrise Way.</p>	

<sup>221</sup> “Display Ad,” *Desert Sun*, May 31, 1963.

<sup>222</sup> “Display Ad,” *Desert Sun*, April 21, 1964

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

**City of Palm Springs**

**Citywide Historic Context Statement & Survey Findings**

**HISTORIC RESOURCES GROUP**

22/14

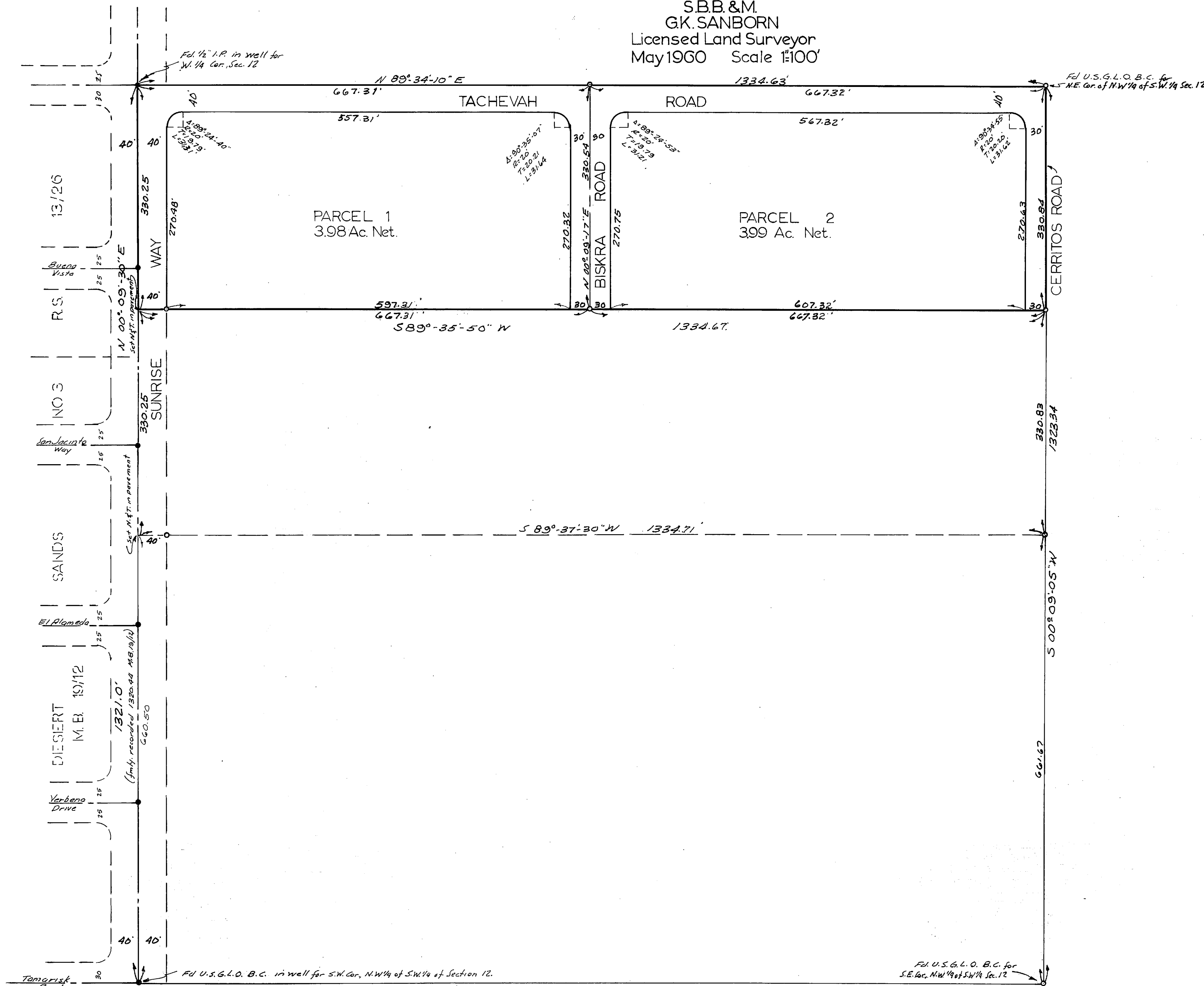
( IN THE CITY OF PALM SPRINGS )

# RECORD OF SURVEY

Of the N.1/2 of the N.1/2 of the NW.1/4 of the SW.1/4 of Section 12, T.4S.R.4E.

S.B.B. & M.  
G.K. SANBORN  
Licensed Land Surveyor  
May 1960 Scale 1"=100'

Filed for record at request of County Surveyor this 1st day of July  
19 60 at 10:10 A.M. in Book 32 of Record of Survey at Page 14  
Fee \$5.00  
No. 58742  
By Jack A. Ross County Recorder  
Deputy O. G. Seal



NOTE —  
Bearing derived from the west line of Section 12, T.4S.R.4E being (N 00° 09' 30" E) as shown on Record of Survey 13/26, Riverside County Records.  
2 1/2" Redwood stakes set at all lot corners tagged L.S. 2344.  
● Denotes 1/2" iron pipe in well (City of Palm Springs).  
○ Denotes 1/2" iron pipe set tagged L.S. 2344 unless otherwise noted.

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the business and professions code at the request of Joseph Dugas In May, 1960.

G.K. Sanborn  
(Signed and Sealed)

No. 52344

This map has been examined for conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code this 30th day of June, 1960.

A.C. Keith  
County Surveyor

By G. T. Worsley  
Deputy

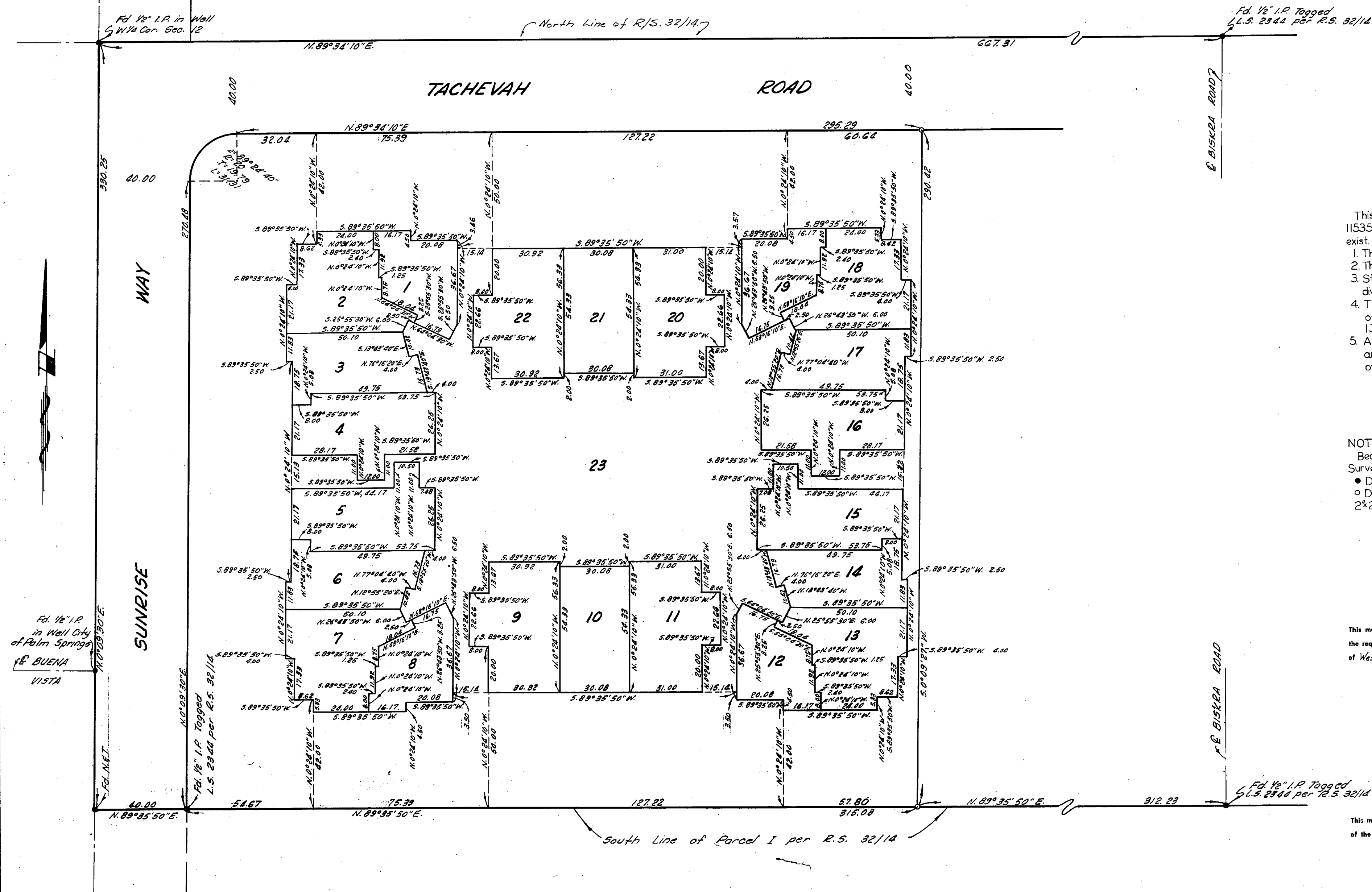
FD U.S.G.L.O. B.C. for S.E. 1/4, N.W. 1/4 of S.W. 1/4 Sec. 12.

( IN THE CITY OF PALM SPRINGS )  
**RECORD OF SURVEY**

Of a portion of the N.1/2 of the N.1/2 of the N.W. 1/4 of the S.W. 1/4 of Section 12, T.4 S, R.4 E,  
 S.B.B.&M., also being a portion of Record of Survey 32/14, Riverside County Records

G.K. SANBORN  
 Licensed Land Surveyor  
 October 1960 Scale 1"=30'

Filed for record at request of County Surveyor this 28 day of November  
 1960 at 4:30 P.M. in Book 32 of Record of Survey at Page 91  
 Fee \$5.00  
 No. 100918  
 By Jack A. Ross County Recorder  
William W. Balogh Deputy



This survey delineated hereon is not a subdivision as defined by Section 11535 of the Business and Professions Code in that the following conditions exist:

1. The parcel of land contains less than 5 acres.
2. The parcel of land abuts dedicated streets or highways.
3. Street openings or widenings not required by the governing body in dividing the land into lots.
4. The lot design was approved by the governing body (City Council) of the City of Palm Springs at the regular meeting held on the 13th day of October 1960.
5. All parcels shown on this map are for the purpose of defining an area of occupancy, and all said parcels have an unrestricted right of access to a dedicated public street.

G.K. Sanborn  
 L.S. 2344

NOTE—  
 Bearings derived from the North Line (N 89° 34' 10" E) of Record of Survey 32/14, Riverside County Records.

- Denotes monuments found as shown.
- Denotes 1/2" iron pipe set, tagged L.S. 2344.
- 2" x 2" Redwood stakes set at all lot corners tagged L.S. 2344.

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the business and professions code at the request of West Coast Investments, Inc. In October 20, 1960

G.K. Sanborn  
 (Signed and Sealed)  
 No. L.S. 2344

This map has been examined for conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code this 25th day of November, 1960

A.C. Keith  
 County Surveyor  
 By C.T. Worsley  
 Deputy

34/14

# IN THE CITY OF PALM SPRINGS RECORD OF SURVEY

Of a portion of the N.1/2 of the N.1/2 of the NW.1/4 of the SW.1/4 of Section 12, T4S, R4E.,  
S.B.B. & M., also being a portion of Record of Survey 32/14, Riverside County Records.

G. K. SANBORN  
Licensed Land Surveyor  
April 1961 Scale 1"=30'

Filed for record at request of County Surveyor this 18 day of May  
19 61 at 2:40 P.M. in Book 34 of Record of Survey at Page 14  
Fee \$ 5.00  
By Jack A. Ross County Recorder  
No. 42592 By William H. Balogh Deputy

WEST LINE SECTION 12  
P.E. SUNRISE WAY

FD. 1/4" I.P.  
W. 1/4 COR. SEC. 12 (R.S. 32/14)

N 89° 34' 10" E  
667.31

FD. 1/4" I.P.  
R.S. 32/14

TACHEVAH ROAD

This survey defined hereon is not a subdivision as defined by Section 11535 of the Business and Professions Code in that the following conditions exist.

1. The parcel of land contains less than 5 acres.
2. The parcel of land abuts dedicated streets or highways.
3. Street openings or widenings not required by the governing body in dividing the land into lots.
4. The lot design was approved by the governing body (City Council) of the City of Palm Springs at the regular meeting held on the 24th day of April 1961.
5. All parcels shown on this map are for the purpose of defining an area of occupancy, and all said parcels have an unrestricted right of access to a dedicated public street.

G. K. Sanborn  
L.S. 2344

NOTE -  
Bearings derived from the North Line (N 89° 34' 10" E) of Record of Survey 32/14, Riverside County Records.  
• Denotes monuments found as shown.  
2" x 2" Redwood stakes set at all lot corners tagged L.S. 2344

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the business and professions code at the request of WEST COAST INVESTMENTS INC. In APRIL 25, 1961

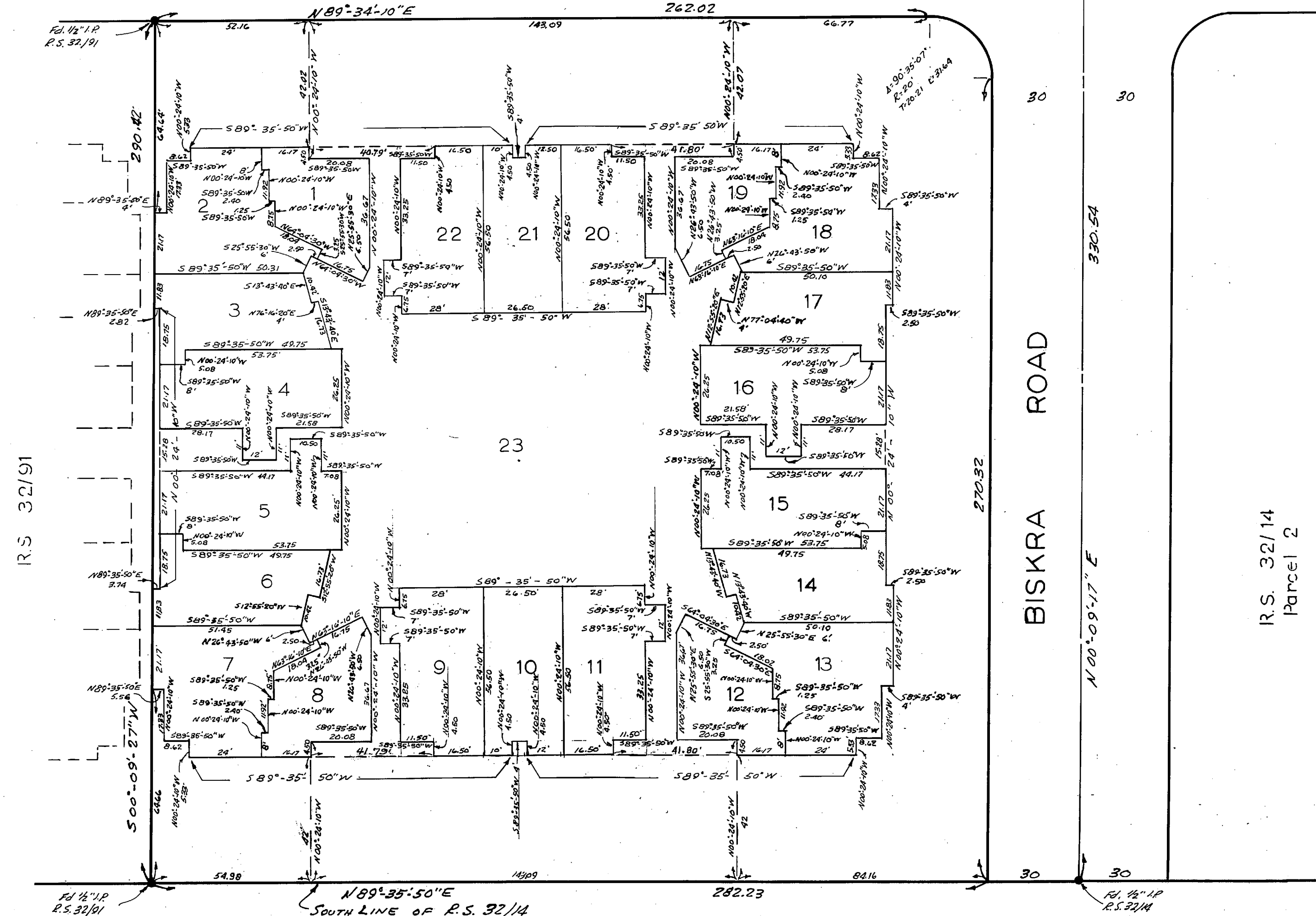
G. K. Sanborn  
(Signed and Sealed)

No. L.S. 2344

This map has been examined for conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code this 18 day of May, 1961

M. C. Keith  
County Surveyor

By G. T. Worsley  
Deputy





<b>NAME</b>	Farrell Canyon Estates	Map # 68
<b>DATE</b>	1963	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	San Joaquin and San Mateo Drives, north of Sonora Road and San Mateo Circle, northwest of Farrell Drive.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In December 1963, following the continued eastern movement of residential development in Palm Springs, the Alexanders subdivided Farrell Canyon Estates (1963). The fifty-seven parcel development featured six elevation designs that evoked the exotic and international including Parisian, Mediterranean, Granada, and Tiki.<sup>223</sup> The Parisian featured a distinctive mansard roof. The model home, the “Spanish Ranchero” model was located at 1350 S. Farrell Drive.<sup>224</sup></p>	

<sup>223</sup> “Farrell Canyon Draws Visitors from Far Away,” *Los Angeles Times*, May 2, 1965, 120.

<sup>224</sup> Advertisement, *Desert Sun*, May 14, 1964, 13.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

IN THE CITY OF PALM SPRINGS

## TRACT NO. 2777

BEING A SUBDIVISION OF THE W 1/2 OF THE NW 1/4 OF  
THE SE 1/4 OF SECTION 24, T.4S., R.4E., S.B.B. & M.

**PHILIP ABRAMS**  
REGISTERED CIVIL ENGINEER  
OCTOBER 1963 SCALE: 1"=100'

### TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes, except taxes and special assessments collected as taxes now or then but not yet payable, which are estimated to be \_\_\_\_\_  
Dated this 28th day of December 1963 By Philip Abrams Deputy  
Donna M. Bover  
County Tax Collector

### ENGINEERS CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map correctly represents a survey made under my direction during November 1963. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown  
Philip Abrams  
Registered Civil Engineer 8221

### TAX BOND

I hereby certify that a bond in the sum of \_\_\_\_\_ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder, are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1963  
By \_\_\_\_\_ Deputy  
Donald D. Sullivan  
County Clerk and Ex-Officio  
Clerk of Board of Supervisors

### CITY ENGINEERS CERTIFICATE

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map of approved alterations thereof; that all provisions of the state law and local ordinances have been complied with and I am satisfied that said map is technically correct.  
Thomas W. Olson RE 11236  
City Engineer

### PLANNING COMMISSION

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 6 day of Jan 1963.  
V. J. State Secretary

### OWNERS CERTIFICATE

We hereby certify that we are the owners of land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to the public use for street purposes, lots "A" to "G" inclusive, and for the construction and maintenance of 12' public utilities easements, and 8' drainage easement shown on this map.

FARRELL CANYON ESTATES, a CO-PARTNERSHIP

By: W. H. Williams  
Authorized Agent

### ACKNOWLEDGEMENT

State of California, S.S.  
County of Riverside  
On this \_\_\_\_\_ day of January 1963, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert Alexander known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Co-Partnership and that Co-Partnership executed the same.  
Witness my hand and official seal

W. H. Williams  
Notary Public in and for said  
County and State  
My Commission Expires May 28, 1964

I Shirley Hasty City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22nd day of Nov 1963 duly approved the annexed map of Tract No. 2777 and accepted on behalf of the public the foregoing dedications. In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 26th day of Nov 1963.

Shirley Hasty  
City Clerk and ex-officio clerk of the  
City Council of the City of Palm Springs

SHEET 1 OF 2 SHEETS  
**FILED**  
ON DECEMBER 28 1963  
AT 3:45 P.M.  
WILLIAM BALOGH  
COUNTY RECORDER  
BY William Blough  
FEE \$ 7.00  
NO. \_\_\_\_\_  
FILED BY County Clerk  
Sub Gtr: F.A.T. Co.



<b>NAME</b>	Araby Estates	Map # 69
<b>DATE</b>	1964	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	Sonora Road on the north, Avery Drive on the south, Beverly Drive on the east, and the west side of La Brea Road on the west.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Araby Estates, a small 40-parcel tract featured a wide range of Mid-century Modern exterior designs similar to Farrell Canyon Estates. The three-bedroom, two-bath plans featured lanais and enclosed, detached garages. Two model homes were located at 2996 Avery Drive (1965) and 2988 Avery Drive (1965).<sup>225</sup> Later, another model home was located at 2955 Sonora Road.<sup>226</sup></p> <p>Ads in the <i>Desert Sun</i> for Araby Estates tout “The address is Palm Springs...The architecture is international.” Six elevations were featured: the Polynesian inspired “Bali Hai” and “Tiki” models, the mansard-roofed “Parisian,” the Ranch style “Casa Grande,” the Spanish arched façade of the “Granada.” and the columned “Mediterranean.” Featured amenities included a “circulating floor-plan,” open living rooms with sliding glass doors in every direction, luxurious master suites with Roman tubs, underground utilities, and air conditioning.”<sup>227</sup></p>	

<sup>225</sup> “Display Ad 28,” *Los Angeles Times*, May 29, 1965, B3.

<sup>226</sup> Araby Estates Classified Ad, *Desert Sun*, October 7, 1965, 15.

<sup>227</sup> Araby Estates Classified Ad, *Desert Sun*, October 7, 1965, 15.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

ARABY ESTATES  
App B-236  
RBT ALEXANDER

50/62

SHEET 1 OF 2 SHEETS

IN THE CITY OF PALM SPRINGS

# TRACT NO. 2589

BEING A SUBDIVISION OF A PORTION OF THE W.1/2 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 24, T.4 S., R.4 E., S.B.B. & M.

G.K. SANBORN  
Licensed Land Surveyor  
March 1964 Scale 1"=100'

## TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes, or special assessments collected as taxes, except taxes and special assessments collected as taxes and a lien but not yet payable which are estimated to be \$1,000.00.

Dated this 22 day of June 1964. Donna M. Bower  
By Donna M. Bower Deputy County Tax Collector

## TAX BOND

I hereby certify that a bond in the sum of \$1,000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California conditioned upon the payment of all taxes, State County Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 22 day of June 1964.  
By Donna M. Bower Deputy County Clerk and ex-officio Clerk of Board of Supervisors.

## SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California that this map consisting of 2 sheets correctly represents a survey made under my supervision during March 1963. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown. Dated this 20th day of March 1964.

G.K. Sanborn  
L.S. 2344

## ACKNOWLEDGEMENT

State of California } ss.  
County of Los Angeles }

On this 22 day of June 1964 before me a Notary Public in and for said County and State personally appeared Donna M. Bower and Donna M. Bower known to me to be the Vice Pres. and Secretary of Financial Transport Services Inc. the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

WITNESS my hand and official seal.  
My Commission expires 5-12-68.

Catherine M. Monarch  
Notary Public in and for said County and State

FILED  
ON July 1 1964

AT 2:30 P.M.

WILLIAM BALLOON  
COUNTY RECORDER  
BY William Balloon

FEE \$7.00

NO

FILED BY City Clerk  
Sub. Grantee: F.A.T.C.

## OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue borderline and we hereby offer for dedication to the public use for street purposes, lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

by Robert Alexander

FINANCIAL AND TRANSPORT SERVICES INC  
by Donna M. Bower by Donna M. Bower

## ACKNOWLEDGEMENT

State of California } ss.  
County of Riverside }

On this 22 day of June 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Alexander, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal. James O'Neill  
Notary Public in and for said County and State

My Commission expires Aug 12 1966

## CITY CLERK

I, Shirley Henry, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22 day of June 1964 duly approve the annexed map of Tract No. 2589 and accepted on behalf of the public the foregoing dedications.

In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 22 day of June 1964.

Shirley Henry  
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

## PLANNING COMMISSION

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22 day of June 1964.

W.A. Jahn Secretary

## CITY ENGINEER

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of the state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Dated this 22 day of June 1964 James W. Case  
City Engineer RE 11236



TRACT NO. 2589

MARCH 1964 G. K. SANBORN SCALE: 1"=100'  
LICENSED LAND SURVEYOR

BEARINGS DERIVED FROM THE SOUTH LINE OF  
TRACT NO. 2777, M.B. 48/67, 68, RIVERSIDE  
COUNTY RECORDS, BEING N. 89° 55' 11" W.

o INDICATES CITY OF PALM SPRINGS STANDARD MONUMENT SET, UNLESS OTHERWISE NOTED.

2" X 2" REDWOOD STAKES SET AT ALL LOT CORNERS  
TAGGED L.S. 2344

STATION	ANGLE	CHORD	CHORD BEARING	ARC LENGTH	CHORD CURVATURE
1	69° 55' 26"	20	70	31.62	
2	90° 00' 04"	20	50	31.62	
3	89° 58' 24"	20	33.33	31.61	
4	139° 53' 41"	20	58.74	28.67	
5	89° 58' 13"	25	24.99	32.26	
6	90° 01' 17"	25	26.01	32.26	

NOT A PART  
OF THIS  
SUBDIVISION

FD. U.S.G.L.O. BRASS CAP  
C.S. 14 CAP. SEC. 24 PER M.B. 48/67, 68  
N.B. 57 37" W

FD. U.S.G.L.O. BRAS  
SCAP. S.E. COR SEC. 2

<b>NAME</b>	Green Fairway Estates	Map # 70
<b>DATE</b>	1964	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	Easternmost streets of the Palm Springs Golf Club subdivision: Pebble Beach Drive and Lakeside Drive.	
<b>ARCHITECT</b>	Wexler & Harrison	
<b>DEVELOPMENT HISTORY</b>	<p>In early 1964, Robert and George Alexander subdivided the easternmost streets of the Palm Springs Golf Club subdivision: Pebble Beach Drive and Lakeside Drive.<sup>228</sup> Their development consisted of 55 parcels that they named “Green Fairway Estates.” In marketing materials and advertising, the Alexanders turned the lack of exclusivity associated with being on a public (vs. private) golf course into a selling point: “because it is a municipal course, there are no membership charges – only low green fees when you play.”<sup>229</sup> Other selling points included “golf-course living...with a golf course as your backyard,” a “bi-functional floor plan” with “quiet areas separated from active living area,” and oversized garages to accommodate an electric golf cart.<sup>230</sup></p> <p>For the design of these homes, the Alexanders worked with Wexler &amp; Harrison, who designed a three-bedroom and a four-bedroom plan along with nine different exterior designs. In plan, the designs are identical and divided into two distinct pavilions: one public and one private linked by a central entry. The four-bedroom plan includes the simple addition of another bedroom and bathroom completing the square of the public pavilion.</p> <p>Six of the nine exterior designs reflect a simple Mid-Century Modern style (Gleneagles, St. Cloud, Wentworth, Hague, Maracaibo, and St. Andrews plans); there were three more “exotic” designs that evoke resort destinations (the Hawaiian-influenced Belhi and Royal Singapore models, as well as the eclectic Southwestern/Tunisian style Capilano). With such a high ratio of designs to developed units (6:1), the streets of Green Fairway Estates resembled a custom home development instead of a standardized tract. According to Wexler, it was his architectural partner Richard Harrison who “provided the tropical touch.”<sup>231</sup> The designs also prominently feature stone masonry accents.</p>	

<sup>228</sup> Green Fairway Estates was one of the last subdivisions built by the Alexanders before their tragic death in a plane crash in November of 1964.

<sup>229</sup> “Display Ad 18,” *Los Angeles Times*, November 13, 1965, 19.

<sup>230</sup> “Green Fairways Estates Sales Brochure,” Private Collection.

<sup>231</sup> Jack Levitan, “Green Fairway Estates,” [www.eichlernetwork.com/green-fairway-estates-palm-springs](http://www.eichlernetwork.com/green-fairway-estates-palm-springs) (accessed November 19, 2014).

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

~~FAIRWAY GARDEN ESTATES~~  
1965

GARDEN FAIRWAY ESTATES

FILED

FILED BY: John Clark  
DATE: 11/10/64  
COUNTY: San Diego  
RECORDED: 11/10/64  
BY: William B. Adams

IN THE CITY OF PALM SPRINGS  
STATE OF CALIFORNIA  
TRACT NO. 5808  
BEING A SUBDIVISION OF PORTIONS OF LOTS 8, 7, 10 & 11 OF PALM VALLEY COLONY  
LANDS PER M.B. 14 PG. 882 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SECTION  
20, T.4S., R.2E., S.B. 8.4M.

PHILIP ABRAMS  
REGISTERED CIVIL ENGINEER  
NOVEMBER 1964

CITY ENGINEERS CERTIFICATE  
I, Philip Abrams, Civil Engineer, do hereby certify that the above described property is a duly recorded subdivision of the City of Palm Springs, California, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code.

ENGINEERS CERTIFICATE  
I, Philip Abrams, Civil Engineer, do hereby certify that the above described property is a duly recorded subdivision of the City of Palm Springs, California, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code.

OWNERS CERTIFICATE  
We, the undersigned, do hereby certify that the above described property is a duly recorded subdivision of the City of Palm Springs, California, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code.

TAX CERTIFICATE  
I, Philip Abrams, Civil Engineer, do hereby certify that the above described property is a duly recorded subdivision of the City of Palm Springs, California, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code.

ACKNOWLEDGEMENT  
I, Philip Abrams, Civil Engineer, do hereby certify that the above described property is a duly recorded subdivision of the City of Palm Springs, California, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code.

FAIRWAY GARDEN ESTATES, a Partnership  
General Partner  
John Clark

TAX BOND  
I, Philip Abrams, Civil Engineer, do hereby certify that the above described property is a duly recorded subdivision of the City of Palm Springs, California, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code.

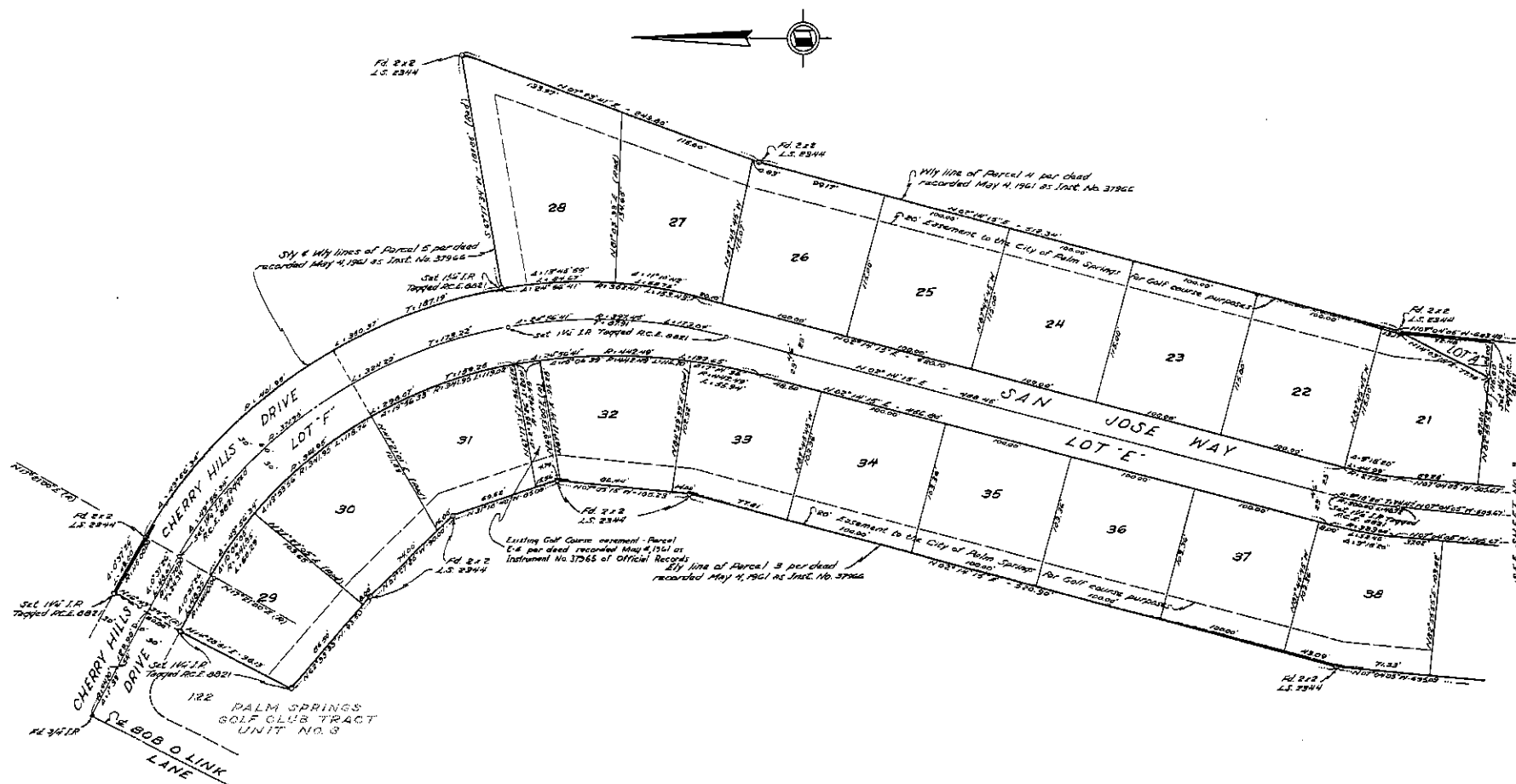
My Commission expires 11/10/64  
County and State  
Notary Public in and for said  
County of San Diego  
State of California

CITY CLERK  
I, John Clark, City Clerk, do hereby certify that the above described property is a duly recorded subdivision of the City of Palm Springs, California, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code, and that the same is in compliance with the provisions of the Subdivision Map Act, Chapter 469, of the California Civil Code.

IN THE CITY OF PALM SPRINGS  
STATE OF CALIFORNIA  
TRACT NO. 2808

BEING A SUBDIVISION OF PORTIONS OF LOTS 6,7,10 & 11 OF PALM VALLEY COLONY  
LANDS PER M.B.14 PG.652 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SECTION  
29, T.4S., R.5E., S.B.B. & M.

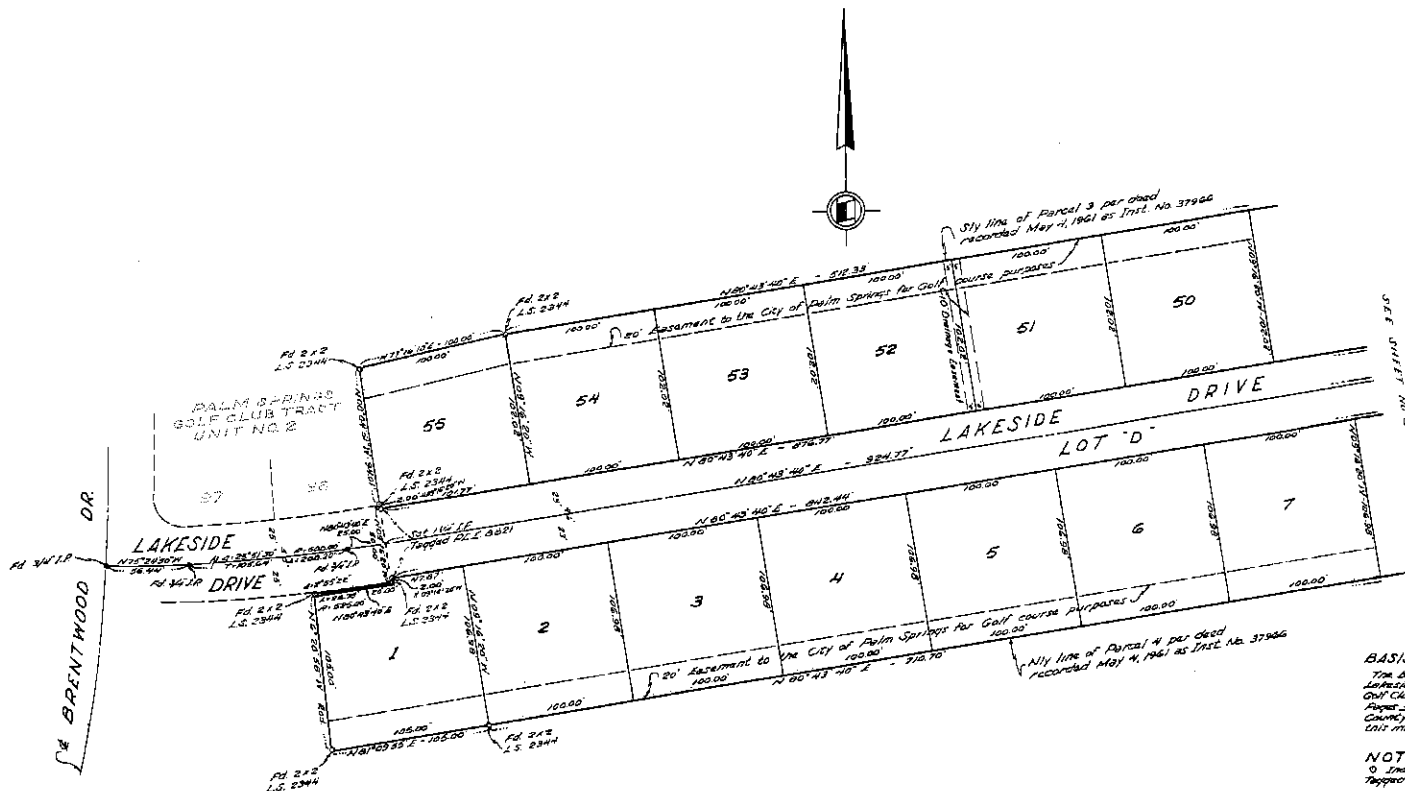
PHILIP ABRAMS  
REGISTERED CIVIL ENGINEER  
NOVEMBER 1964 SCALE 1" = 50'



IN THE CITY OF PALM SPRINGS  
STATE OF CALIFORNIA  
**TRACT NO. 2808**

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 10 & 11 OF PALM VALLEY COLONY  
LANDS PER M.B. 14 PG. 652 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SECTION  
29, T.4S., R.5E., S.B.B. & M.

PHILIP ABRAMS  
REGISTERED CIVIL ENGINEER  
NOVEMBER 1964 SCALE 1"=50'



**BASIS OF BEARINGS:**

The bearing north-south line of the center line of Lakeside Drive as shown on map of Palm Springs Golf Club Tract, Unit No. 2, as recorded in Book 51, Page 31, and 32, of Maps, records of San Diego County, was taken as the basis of bearings used on this map.

**NOTE:**

o Indicates 1/4" I.R. set and topped R.C.E. #821.

• Indicates 3/4" I.R. found.

o Indicates 1/4" I.R. set and topped R.C.E. #821. Monuments set on center line of streets to be City of Palm Springs Standard Monument when pavement construction is completed.

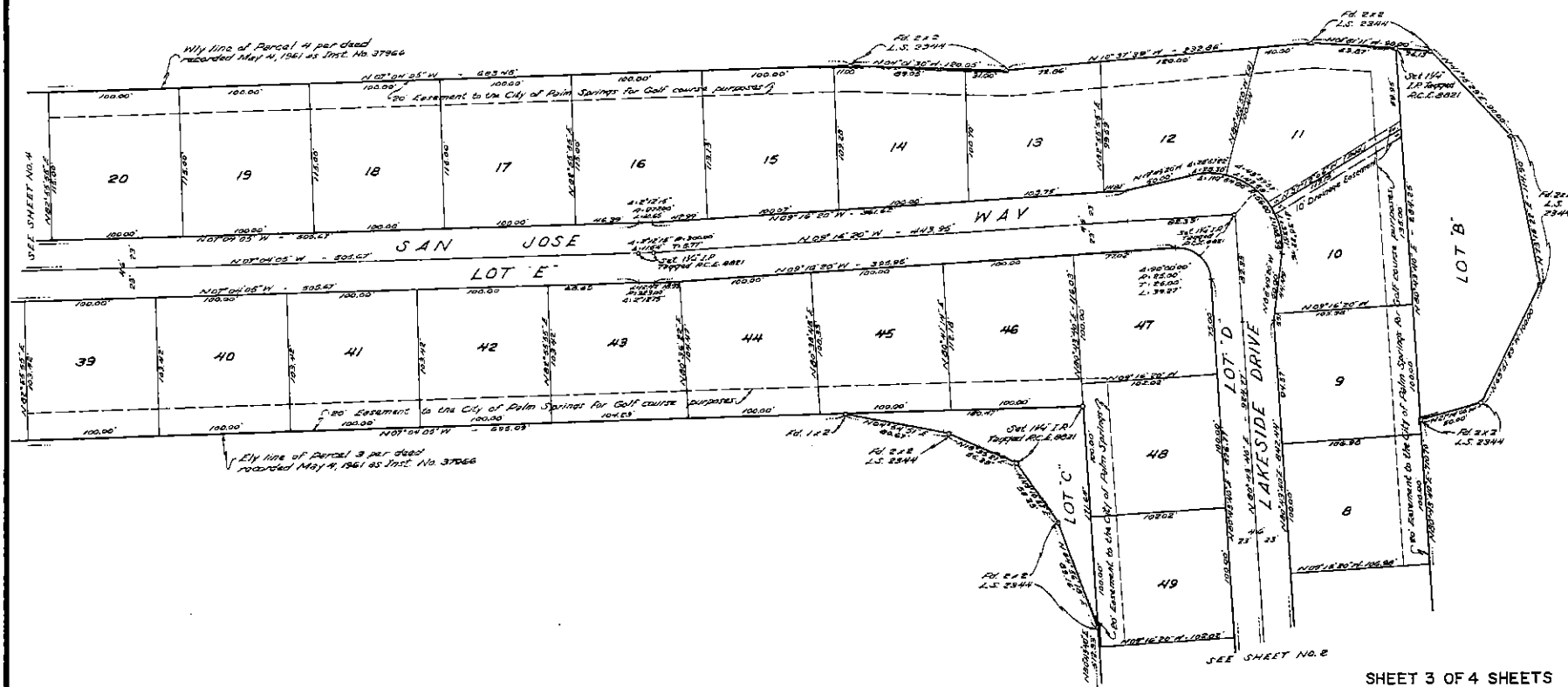
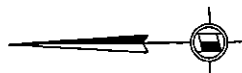
2"x2" railroad stakes topped R.C.E. #821 set at all lot corners.



IN THE CITY OF PALM SPRINGS  
STATE OF CALIFORNIA  
**TRACT NO. 2808**

BEING A SUBDIVISION OF PORTIONS OF LOTS 6,7,10 & 11 OF PALM VALLEY COLONY  
LANDS PER M.B.14 PG.652 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SECTION  
29, T.4S., R.5E., S.B.B.&M.

PHILIP ABRAMS  
REGISTERED CIVIL ENGINEER  
NOVEMBER 1964 SCALE 1"=50'



<b>NAME</b>	Seven Lakes Country Club	Map # 71
<b>DATE</b>	1964	
<b>DEVELOPER</b>	Johnny Dawson	
<b>BOUNDARY</b>	4100 E. Seven Lakes Drive	
<b>ARCHITECT</b>	Richard Harrison	
<b>DEVELOPMENT HISTORY</b>	<p>One of the most distinguished residential golf communities in the city of Palm Springs was Seven Lakes Country Club Estates (1964, Richard Harrison) at 4100 E. Seven Lakes Drive. A Johnny Dawson-owned and built venture, this self-contained, multi-million dollar development consisted of 400 condominium units on 120 acres built around an 18-hole course. The attached buildings are Mid-century Modern in style; they are low profile, rectilinear, flat-roofed buildings placed at angles throughout the course to capture views of putting greens, mountains, and the course's namesake seven lakes. The units were available in one-bedroom and two-bedroom models. Images of Velma Dawson's residence (interior designer, artist, creator of <i>Howdy Doody</i> and wife of the developer Johnny Dawson) were published in <i>House Beautiful</i>. Seven Lakes Country Club Estates also contained a clubhouse (1965, William F. Cody), restaurant, and a swimming pool and sauna for each group of condominiums.</p>	

# TRACT No. 3017

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30,

T4S., R.5E., S.B.B. & M.

C.J. QUEYREL L.S. 2988 AUGUST 1964 35 LOTS 6.124 ACRES

W.D. BALOGH

Ann B. Vaughn  
AT: 11:45 A.M.

No. 10000

Filed By: City Clerk

Sub CITE: F.A.T. Co  
FEE: \$ 7.00

## TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes, or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated to be \$ \_\_\_\_\_

Dated this 8<sup>th</sup> day of Sept. 1964 Donna M. Bouer  
By E. L. L. L. L. Deputy County Tax Collector

## TAX BOND

I hereby certify that a bond in the sum of \$ \_\_\_\_\_ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1964 Donald D. Sullivan  
By \_\_\_\_\_ Deputy County Clerk and ex-officio  
Clerk of Board of Supervisors

## SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of 2 sheets correctly represents a survey made under my supervision during August 1964. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown.

Dated this 11<sup>th</sup> day of August, 1964. C. J. Queyrel  
C. J. Queyrel, L.S. 2988

## CITY CLERK

I, Judith Sumich, Acting City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the \_\_\_\_\_ day of September, 1964 duly approved the annexed map of Tract No. 3017.

In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 10<sup>th</sup> day of September, 1964.

Judith Sumich  
Acting City Clerk and ex-officio clerk of  
the City Council of the City of  
Palm Springs

## PLANNING COMMISSION

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 2<sup>nd</sup> day of Sept., 1964.

W. J. L. L.  
Secretary

## CONSENT OF BENEFICIAL OWNER

Priscilla Patencio Gonzales  
Guardian of the Estate of Vincent Gonzales Jr., a minor, Lessor

By: Priscilla Patencio Gonzales

State of California } S.S.  
County of Riverside }

On Aug. 21, 1964, before me the undersigned a Notary Public in and for said County and State personally appeared Paul W. Hand, known to me to be the director of Palm Springs Office of Bureau of Indian Affairs, Dept. of Interior of U.S. of A., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such director.

Witness my hand and official seal

Allice M. Stevens  
Notary Public in and  
for said County and  
State  
My Commission expires: 6-1-65

Modern Land Design Corporation, a California corporation, Lessee under that certain business Lease, Lease No. P.S.L. 80, Contract No. 14-20-0550-1153, Allotment No. P.S. 106 and 106-E, Dated June 21, 1963 and recorded July 24, 1964 and amended September 20, 1963, by and between Priscilla Patencio Gonzales, Guardian Lessor at time of execution of Lease.

By: William T. Grant  
President

## CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Dated this 11<sup>th</sup> day of Sept., 1964.

Norman W. Rosen  
City Engineer R.E. 11236

## OWNERS CERTIFICATE

We the undersigned being the Record Owners of the land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored border line pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code.

## THE UNITED STATES OF AMERICA

Department of the Interior  
Bureau of Indian Affairs

By: Paul W. Hand  
Paul W. Hand, Director Palm Springs Office, Bureau of Indian Affairs  
State of California } S.S.  
County of Riverside }

On this 21 day of Aug., 1964, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal

Allice M. Stevens  
Notary Public in and for said  
County and State  
My Commission expires: 6-1-65

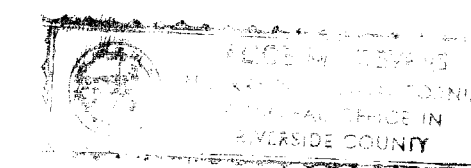
## ACKNOWLEDGEMENT

State of California } S.S.  
County of Riverside }

On this 24 day of Aug., 1964 before me the undersigned, a Notary Public in and for said County and State personally appeared William T. Grant, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

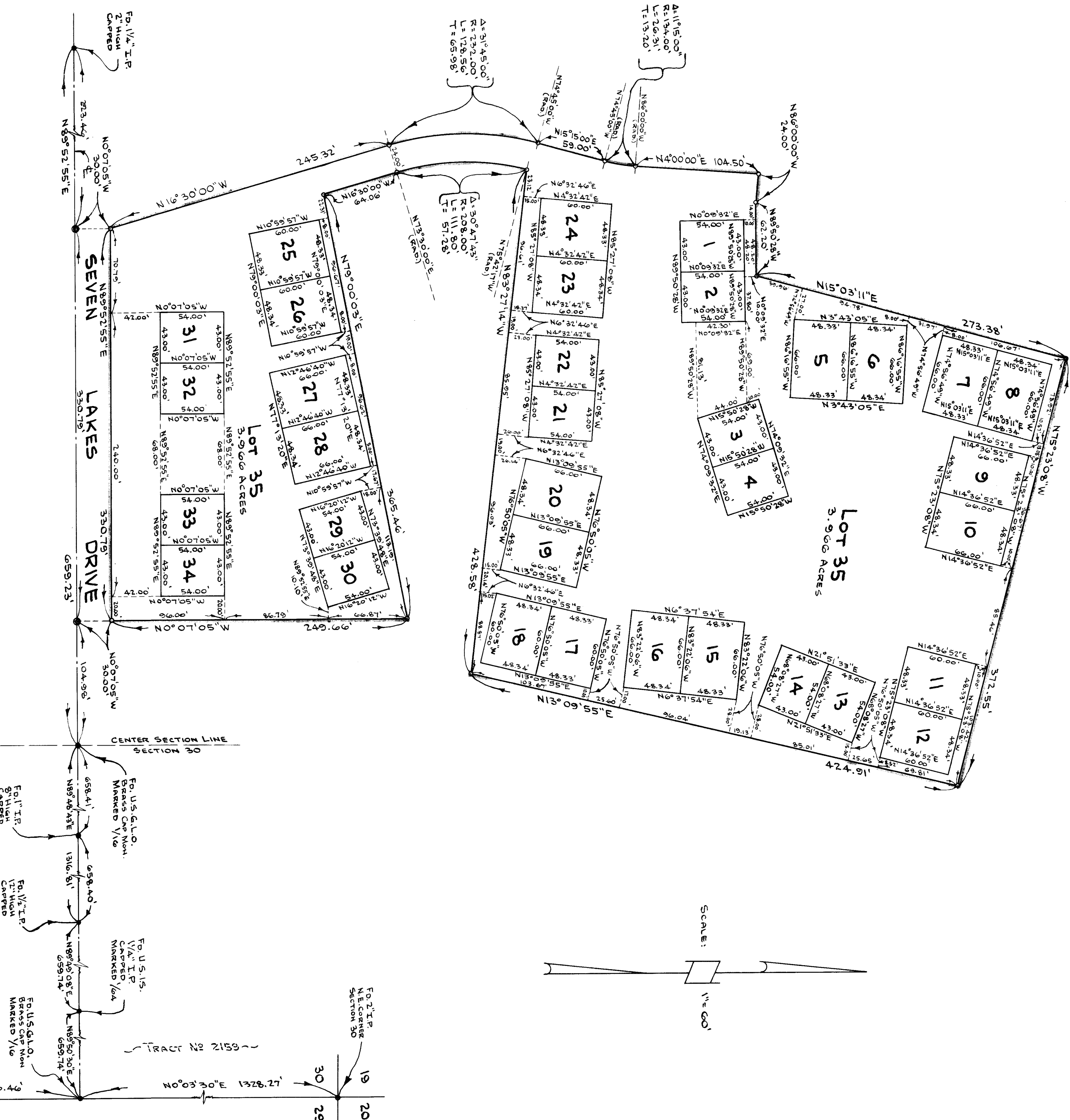
Allice M. Stevens  
Notary Public in and for said  
County and State  
My Commission expires: 6-1-65



511  
53

# TRACT NO. 3017

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30, T.4S., R.15E., S.B.B. & M. IN  
THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA.  
C.J. QUEYREL L.S. 2988 SCALE: 1"=60' AUGUST 1964 35 LOTS 6.124 ACRES



NOTE:  
BEARINGS DERIVED FROM EAST LINE OF SECTION 30, T.4S., R.15E., S.B.B. & M.  
(N0°03'30"E) AS PER MAP OF PALM SPRINGS GOLF CLUB TRACT UNIT NO. 1,  
M.B. 35/49 RIVERSIDE COUNTY RECORDS.

- DENOTES MONUMENTS FOUND AS SHOWN.
- DENOTES 1" IRON PIPE SET, TAGGED L.S. 2988
- ⊙ DENOTES 1" IRON PIPE & CITY OF PALM SPRINGS STD. MONUMENT SET UNLESS OTHERWISE NOTED.

MB 51-53

# TRACT No. 3018

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30,

T.4S, R.5E, S.B.B. & M.

C.J. QUEYREL L.S. 2988 AUGUST 1964 33 LOTS 6.296 ACRES

W.D. BALOGH

Canon B. Vaughn  
AT: 11:45 AM

No. 1-14234

Fee: \$7.20

Filed By: City Clerk

SUBJECT: PATCO.

## TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes, or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated to be \$\_\_\_\_\_.

Dated this 21<sup>st</sup> day of SEPTEMBER, 1964. Donna M. Bouer  
By Deputy City Clerk Deputy County Tax Collector

## TAX BOND

I hereby certify that a bond in the sum of \$\_\_\_\_\_ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1964. Donald D. Sullivan  
By \_\_\_\_\_ Deputy County Clerk and ex-officio  
Clerk of Board of Supervisors

## SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of 2 sheets correctly represents a survey made under my supervision during August, 1964. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown.

Dated this 11<sup>th</sup> day of August 1964. C. J. Queyrel  
C. J. Queyrel, L.S. 2988

## CITY CLERK

I, Judith Sumich, Acting City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the \_\_\_\_\_ day of SEPTEMBER, 1964 duly approved the annexed map of Tract No. 3018. In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this \_\_\_\_\_ day of SEPTEMBER, 1964.

Deputy City Clerk  
Acting City Clerk and ex-officio clerk of  
the City Council of the City of  
Palm Springs

## PLANNING COMMISSION

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 2<sup>nd</sup> day of SEPTEMBER, 1964.

M. C. Miller  
Secretary

## CONSENT OF BENEFICIAL OWNER

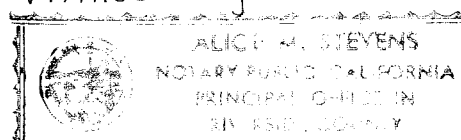
Priscilla Patencio Gonzales  
Guardian of the Estate of Vincent Gonzales Jr., a minor, Lessor

By: Priscilla Patencio Gonzales

State of California } S.S.  
County of Riverside }

On Aug. 21, 1964, before me the undersigned a Notary Public in and for said County and State personally appeared Paul W. Hand, known to me to be the director of Palm Springs Office of Bureau of Indian Affairs, Dept. of Interior of U.S. of A., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such acting director.

Witness my hand and official seal



My Commission expires: 6-1-65

Alice M. Stevens  
Notary Public in and  
for said County and  
State

Modern Land Design Corporation, a California corporation, Lessee under that certain business Lease, Lease No. P.S.L. 80, Contract No. 14-20-0550-1153, Allotment No. P.S. 106 and 106-E, Dated June 21, 1963 and recorded July 24, 1964 and amended September 20, 1963, by and between Priscilla Patencio Gonzales, Guardian Lessor at time of execution of Lease

By: William T. Grant  
President

## CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Dated this 1<sup>st</sup> day of Sept., 1964

Thomas W. Green  
City Engineer RE. 11236

## OWNERS CERTIFICATE

We the undersigned being the Record Owners of the land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored border line pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code.

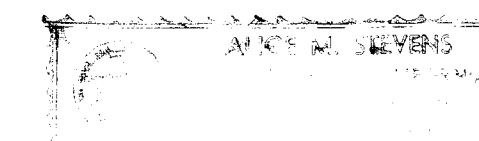
## THE UNITED STATES OF AMERICA

Department of the Interior  
Bureau of Indian Affairs

By: Paul W. Hand  
Paul W. Hand, Director Palm Springs Office, Bureau of Indian Affairs  
State of California } S.S.  
County of Riverside }

On this 21 day of Aug., 1964, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.



My Commission expires: 6-1-65

Alice M. Stevens  
Notary Public in and for said  
County and State

## ACKNOWLEDGEMENT

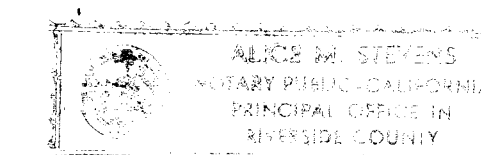
State of California } S.S.  
County of Riverside }

On this 21<sup>st</sup> day of Aug., 1964 before me the undersigned, a Notary Public in and for said County and State personally appeared William T. Grant, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

My Commission expires 6-1-65

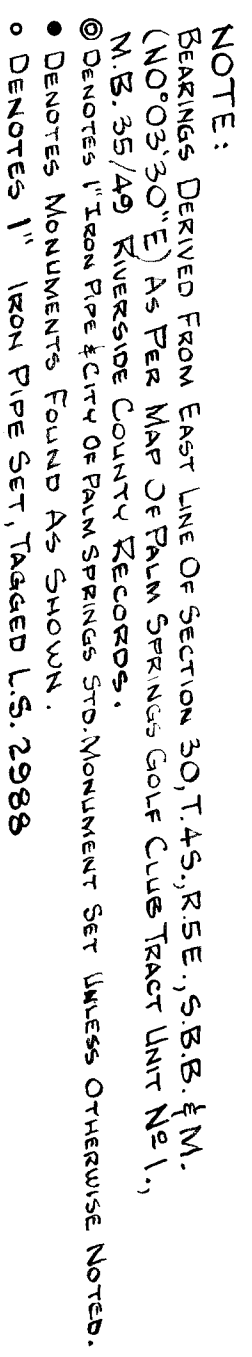
Alice M. Stevens  
Notary Public in and for said  
County and State





SHEET 2 OF 2 SHEETS

C. J. QUEYREL



FD. U.S.G.L.O.  
BRASS CAP MON.  
MARKED 1/4  
SECTION 29/30

MB 51-55

IN THE CITY OF PALM SPRINGS  
**TRACT NO. 3504**

A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$  OF THE N $\frac{1}{2}$  OF SECTION 30, T.4.S., R.5.E., S.B.B.&M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' AUGUST, 1966

SHEET 1 OF 2

**FILED**  
 ON OCTOBER 5, 1966  
 At 2:40 P.M.

W.D. BALOUGH  
 County Recorder  
 By \_\_\_\_\_ Deputy  
 Fee \$ 7.00  
 No \_\_\_\_\_  
 Filed by City - Clerk

Sub GTEE:  
 F.A.T.C.

**ENGINEER'S CERTIFICATE**

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of two (2) sheets correctly represents a survey made under my supervision in May, 1966, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown.

Frank Hamerschlag  
 Registered Civil Engineer No. 8630

**CITY ENGINEER'S CERTIFICATE**

I hereby certify that I have examined the within annexed map consisting of two (2) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By: James M. Hill  
 City Engineer  
 Date: Sept. 23, 1966

**PLANNING COMMISSION'S CERTIFICATE**

I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 18<sup>th</sup> day of May, 1966.

By: Richard J. Smith  
 Secretary

**CITY COUNCIL'S CERTIFICATE**

I, FRANK D. ALESHIRE, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 12<sup>th</sup> day of September 1966 duly approved the annexed map consisting of two (2) sheets.

Dated Sept. 23, 1966 F. Daleshire  
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

**NOTARY ACKNOWLEDGEMENT**

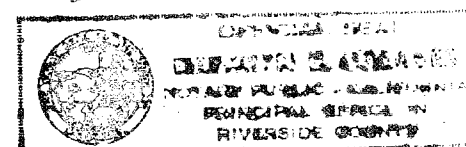
State of California } S.S.  
 County of Riverside }

On this 29<sup>th</sup> day of August 1966 before me the undersigned, a Notary Public in and for said County and State personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

Kathryn J. Givens  
 Notary Public in and for  
 said County and State

My Commission expires March 16, 1969



**TAX COLLECTOR**

Thereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes.

Dated this 4<sup>th</sup> day of October 1966 DONNA BOUER BABCOCK  
 By Deputy Tax Collector County Tax Collector

**NOTARY ACKNOWLEDGEMENT**

State of California } S.S.  
 County of Sacramento }

On this 26<sup>th</sup> day of Sept 1966 before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal

George E. Fran  
 Notary Public in and for  
 said County and State

My Commission expires December 19, 1967

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 35 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

**OWNER'S CERTIFICATE**

The United States of America, Department of Interior,  
 Bureau of Indian Affairs

By Leonard M. Hill, Area Director, Sacramento, California.

**CONSENT OF BENEFICIAL OWNER**

Priscilla Patencio Gonzales

Guardian of the Estate of Vincent Gonzales Jr, a minor, Lessor

By: Priscilla Patencio Gonzales

**LESSEE'S CERTIFICATE**

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. R5.L.80, Contract No. 14-20-0550-1153, Allotment No. R5.106 and 106-E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Priscilla Patencio Gonzales, Guardian of Lessor

By: Walter J. Sibbert  
 President

**NOTARY ACKNOWLEDGEMENT**

State of California } S.S.  
 County of Riverside }

On this 29<sup>th</sup> day of August 1966 before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

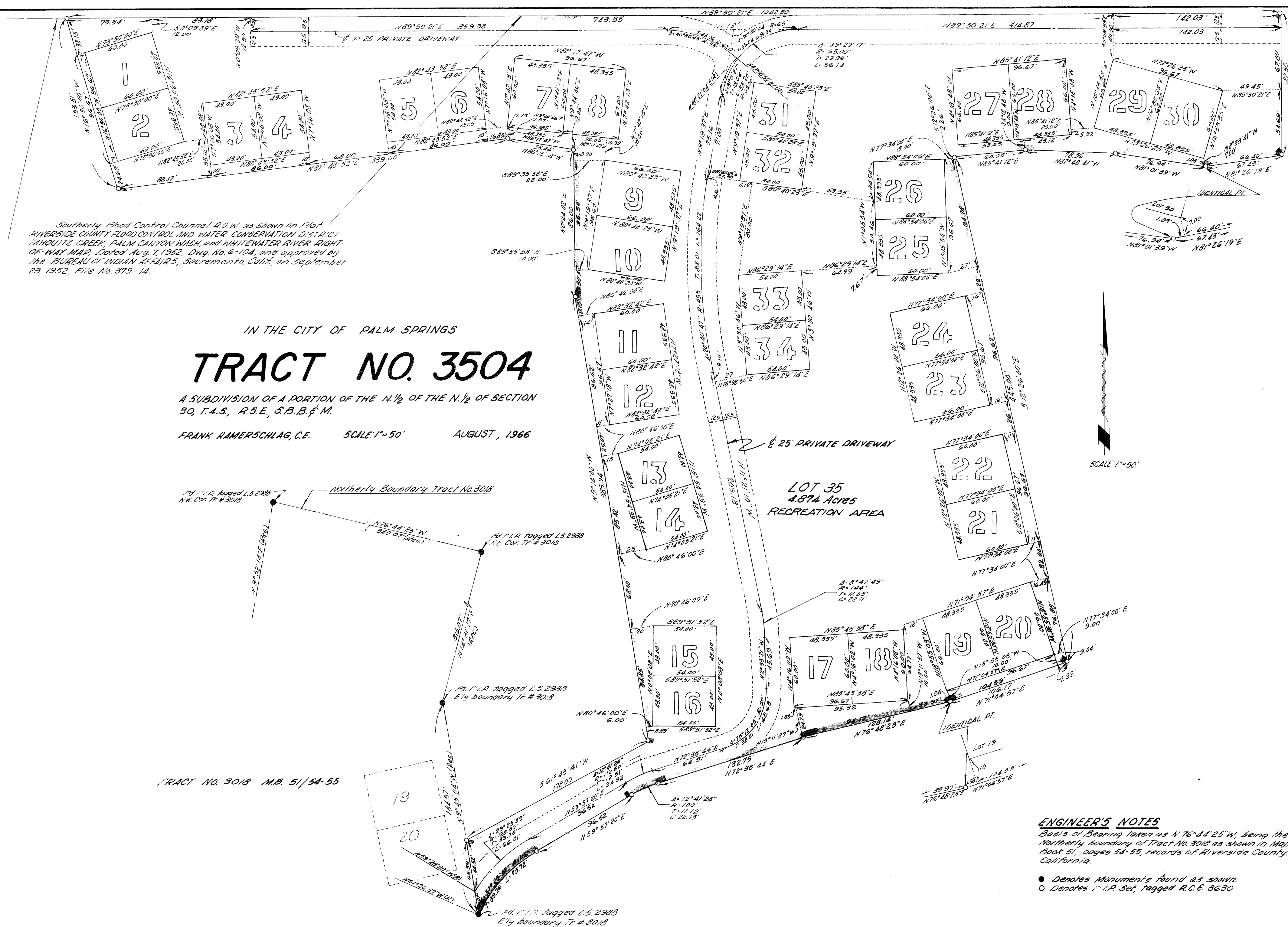
Witness my hand and official seal

Kathryn J. Givens  
 Notary Public in and for  
 said County and State

My Commission expires March 16, 1969



The signatures of Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as Instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587(a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.



Southerly Flood Control Channel R.O.W. as shown on Plat RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TAHQUITZ CREEK, PALM CANYON WASH. and WHITEWATER RIVER RIGHT-OF-WAY MAP, Dated Aug 7, 1962, Dwg. No 6-104, and approved by the BUREAU OF INDIAN AFFAIRS, Sacramento, Calif., on September 23, 1962, File No. 379-14.

# IN THE CITY OF PALM SPRINGS TRACT NO. 3504

A SUBDIVISION OF A PORTION OF THE N. 1/2 OF THE N. 1/2 OF SECTION 30, T.4.S., R.5.E., S.B.B. & M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' AUGUST, 1966

TRACT NO. 3018 M.B. 51/54-55

### ENGINEER'S NOTES

Basis of Bearing taken as N 76° 44' 25" W, being the most Northerly boundary of Tract No. 3018 as shown in Map Book 51, pages 54-55, records of Riverside County, California.

- Denotes Monument found as shown.
- Denotes 1" I.P. Set, tagged R.C.E. 8630



IN THE CITY OF PALM SPRINGS

## TRACT NO. 3649

A SUBDIVISION OF TRACT 3648-R AS PER MAP RECORDED IN BOOK 57 PAGE 59 and 60 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND OF A PORTION OF THE N $\frac{1}{2}$  OF THE N $\frac{1}{2}$  OF SECTION 30, T.4S, R.5E, S.B.F.M.

FRANK HAMERSCHLAG, C.E.

SCALE: 1"=50'

MAY, 1967

SHEET 1 OF 3

FILED  
July 11-1967

At 2:30 P.M.

W.D. BALOGH  
County RecorderBy Donna B. Babcock  
Deputy

Fee \$ 9.00

No.

Filed by City Clerk

Sub Gtes: F.A.C.

## ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of three (3) sheets correctly represents a survey made under my supervision in May, 1967, that all monument's shown hereon actually exist or will be in place within one year of recordation of this map and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown.

Frank Hamerschlag  
FRANK HAMERSCHLAG, R.C.E. 8630

## CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three (3) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By James H. Shins  
City Engineer  
Date: 6-28-67

## PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three (3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 17<sup>th</sup> day of May, 1967.

By Richard Smith  
Secretary

## CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 26<sup>th</sup> day of June 1967 duly approved the annexed map consisting of three (3) sheets.

Dated 6-28-67 19

Lawrence C. Craig

City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

## NOTARY ACKNOWLEDGEMENT

State of California } S.S.  
County of Riverside }

On this 2<sup>nd</sup> day of JUNE 1967, before me the undersigned, a Notary Public in and for said County and State personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal



My Commission Expires March 16, 1969

Kathryn K. Greaves  
Notary Public in and for  
said County and State

## TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes.

Dated this 11 day of July 1967  
Donna B. Babcock Deputy  
COUNTY TAX COLLECTOR

## NOTARY ACKNOWLEDGEMENT

State of California } S.S.  
County of Sacramento }

On this 5<sup>th</sup> day of JULY 1967 before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal

Ramona L. Harris  
Notary Public in and for  
said County and State

My Commission expires Mar. 7, 1971

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 37 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

## OWNER'S CERTIFICATE

The United States of America, Department of Interior,  
Bureau of Indian Affairs

By Leonard M. Hill, Area Director, Sacramento, California

## CONSENT OF BENEFICIAL OWNER

Priscilla Patencio Gonzales

Guardian of the Estate of Vincent Gonzales, Jr. a minor, Lessor

By Priscilla Patencio Gonzales

## LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation Lessee under that certain business Lease, Lease No. PSL 89 Contract No. 14-20-0550-1153, Allotment No. 25, 106 and 106-E recorded July 24, 1964 as Instrument No. 90683, amended by supplemental agreement recorded July 24, 1964 as Instrument No. 90684, and amendments thereto recorded November 9, 1966 as Instrument No. 109440 and February 14, 1967 as Instrument No. 11979, Records of Riverside County, California, by and between Priscilla Patencio Gonzales, Guardian of Lessor.

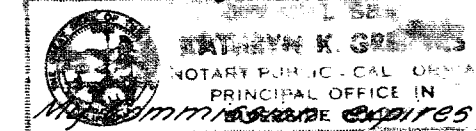
By Walter Sibbert  
President

## NOTARY ACKNOWLEDGEMENT

State of California } S.S.  
County of Riverside }

On this 1<sup>st</sup> day of JUNE 1967 before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr. and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal

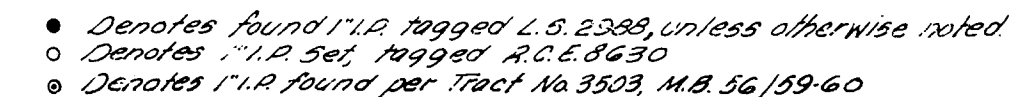


Kathryn K. Greaves  
Notary Public in and for  
said County and State

The signatures of Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as Instrument No. 11615, Official Records of Riverside County, have been omitted under the provisions of Section 11587(a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.

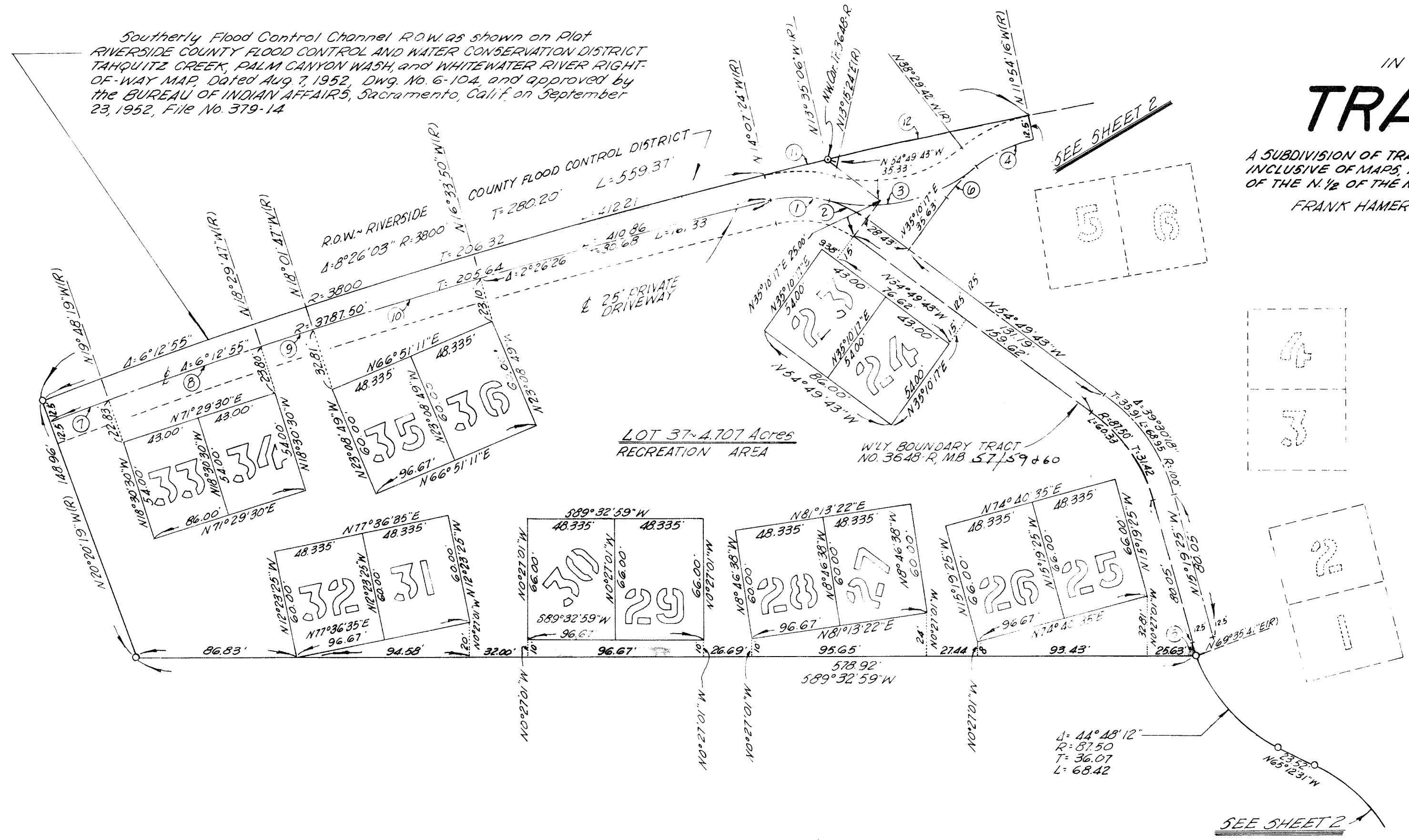
EVER RIGHT  
Approved by:  
September

MISSISSIPPI COUNTY FLOOD CONTROL DISTRICT  
R=3800' L=874.39' F=439.13



MB 57/62





# IN THE CITY OF PALM SPRINGS TRACT NO. 3649

A SUBDIVISION OF TRACT 3648-R AS PER MAP RECORDED IN BOOK 57 PAGE 59 and 60 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND OF A PORTION OF THE N. 1/2 OF THE N. 1/2 OF SECTION 30, T.4.S., R.5.E., S.B.B.&M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MAY 1967

CURVE DATA

No.	A	R	T	L
1	27° 22' 48"	69.00	15.83	31.06
2	21° 54' 53"	63.00	12.53	24.86
3	31° 45' 06"	95.00	46.08	85.81
4	26° 35' 26"	75.00	17.72	34.81
5	5° 04' 54"	87.50	3.88	7.76
6	16° 20' 01"	75.00	17.76	21.38
7	0° 32' 00"	3787.50	17.63	35.26
8	1° 18' 32"	"	43.26	86.52
9	0° 28' 00"	"	13.42	30.85
10	1° 27' 57"	"	43.46	96.90
11	0° 32' 18"	3800.00	17.85	35.70
12	1° 40' 50"	"	55.73	111.46

ENGINEER'S NOTES

Basis of Bearing taken as N 75° 23' 08" W, being the most Northerly boundary of Tract No. 3017 as shown in Map Book 51, pages 52-53, records of Riverside County, California.

- o Denotes 1" I.P. 50' project P.C.E.P. 30
- o Denotes 1" I.P. found per Tract No 3503, M.B. 56, 59 & 60

## TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$10,000<sup>00</sup> has been deposited (executed and filed) with the Board of Supervisors of the County of Riverside, California, conditioned upon payment of all taxes, State, County, Municipal or local taxes or Special Assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable and said bond has been duly approved by said Board of Supervisors Dated this 29<sup>th</sup> day of APRIL, 1968

DONALD D SULLIVAN County Clerk and Ex-Officio Clerk of the Board of Supervisors

## ENGINEER'S CERTIFICATE

By: James Hughes deputy  
I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of three (3) sheets correctly represents a survey made under my supervision in March, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown. Frank Hamerschlag R.C.E. 8630  
Registered Civil Engineer

## CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three (3) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.  
By: Thomas W. Valm  
City Engineer 11236  
Date: 4/5/68

## PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three (3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 6<sup>th</sup> day of MARCH 1968

By: Richard J. Smith  
Secretary

## CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 4 day of April 1968 duly approved the annexed map consisting of three (3) sheets.

Dated 4 April 1968 Frank D. Aleshire  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

IN THE CITY OF PALM SPRINGS

## TRACT NO. 3743

A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$  OF THE N $\frac{1}{2}$  OF SECTION 30 T.4.S., R.5.E., S.B.B&M

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MARCH, 1968

## NOTARY ACKNOWLEDGEMENT

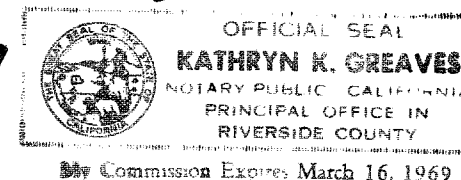
State of California } ss.  
County of Riverside }

On this 6<sup>th</sup> day of MARCH 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

Kathryn K. Greaves  
Notary Public in and for  
said County and State

My Commission expires MARCH 16 1969



## TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes, now a lien, but not yet payable which are estimated to be \$10,000.  
Dated this 25 day of April 1968 DONNA BOULDER BABCOCK  
By: Donna Boulder Babcock Deputy County tax Collector

## NOTARY ACKNOWLEDGEMENT

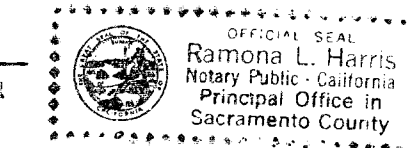
State of California } ss.  
County of Sacramento }

On this 27<sup>th</sup> day of MARCH 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Area Director.

Witness my hand and official seal

Ramona L. Harris  
Notary Public in and for  
said County and State

My Commission expires MARCH 7, 1971  
My Commission Expires March 7, 1971



FILED  
MAY 1 - 1968

At 3:40 P.M.

W. D. BALOGH  
County Recorder

By: Dean B. Vaughn  
Deputy

Fee \$ 9.00

10575

Filed by City Clerk

Sub CTEF:  
F.A.T.C.

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 41 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

## OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs

By: Leonard M. Hill, Area Director, Sacramento, California

## CONSENT OF BENEFICIAL OWNER

Priscilla Patencio Gonzales

Guardian of the Estate of Vincent Gonzales Jr, a minor, Lessor.

By: Priscilla Patencio Gonzales

## LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. R6L-80, Contract No. 14-20-0550-1153, Allotment No. R5.106 and 106-E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Priscilla Patencio Gonzales, Guardian of Less.

By: Walter Sibbert  
President

## NOTARY ACKNOWLEDGEMENT

State of California } ss.  
County of Riverside }

On this 12<sup>th</sup> day of MARCH 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal

Kathryn K. Greaves  
Notary Public in and for  
said County and State

My Commission expires MARCH 16 1969

My Commission Expires March 16, 1969

The signatures of Palm Springs Water company, owners of an easement as disclosed by deed recorded June 21, 1965 as Instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587 (a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.

IN THE CITY OF PALM SPRINGS

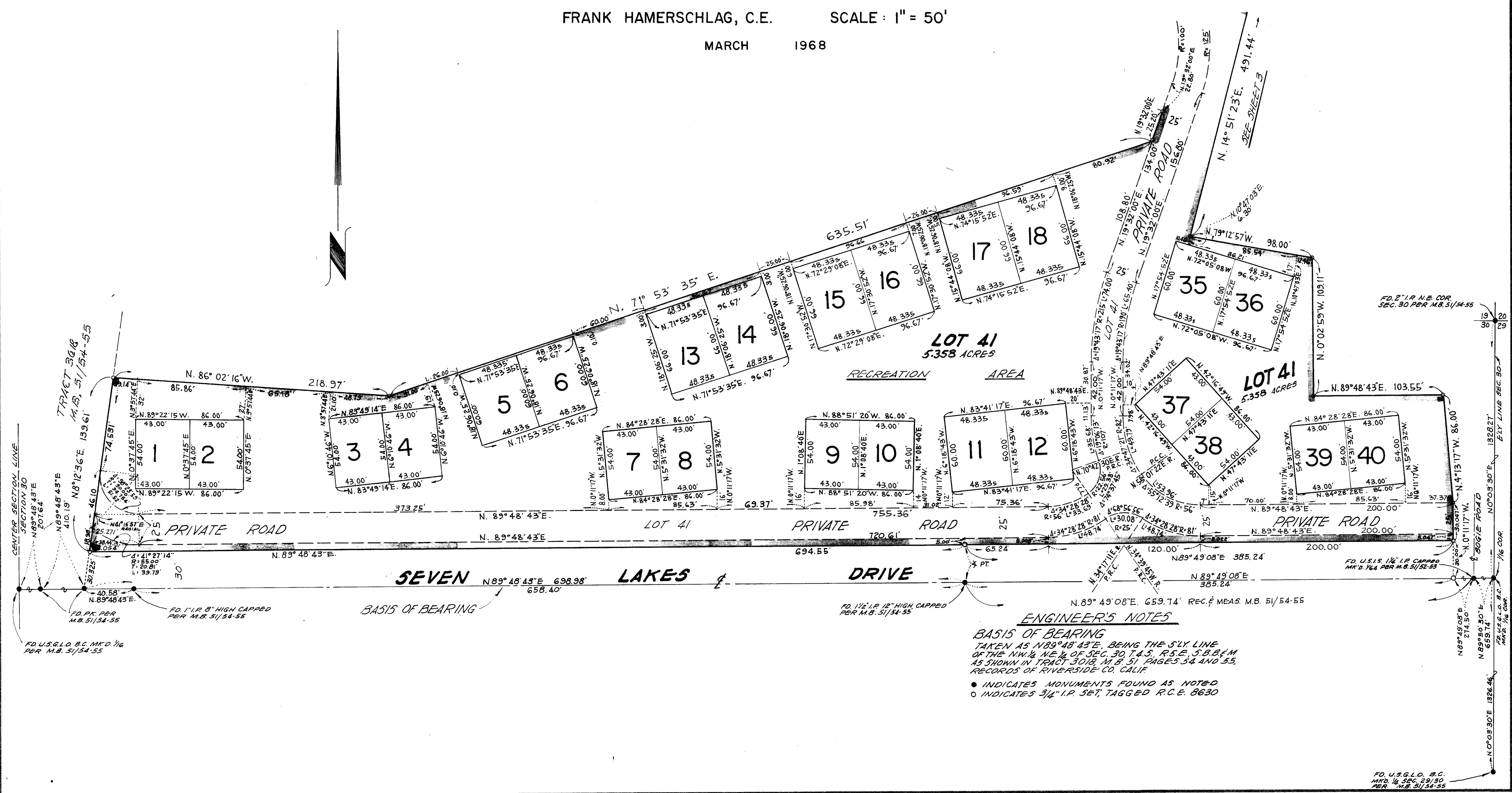
# TRACT No 3743

A SUBDIVISION OF A PORTION OF THE N1/2 OF THE  
N1/2 OF SECTION 30, T.4 S., R.5 E., S.B.B & M..

FRANK HAMERSCHLAG, C.E.

SCALE : 1" = 50'

MARCH 1968



**ENGINEER'S NOTES**  
**BASIS OF BEARING**  
TAKEN AS N89°48'43\"/>

FD. U.S.G.L.O. B.C.  
MKD. 1/4 SEC. 29/30  
PER M.B. 51/54-55

IN THE CITY OF PALM SPRINGS

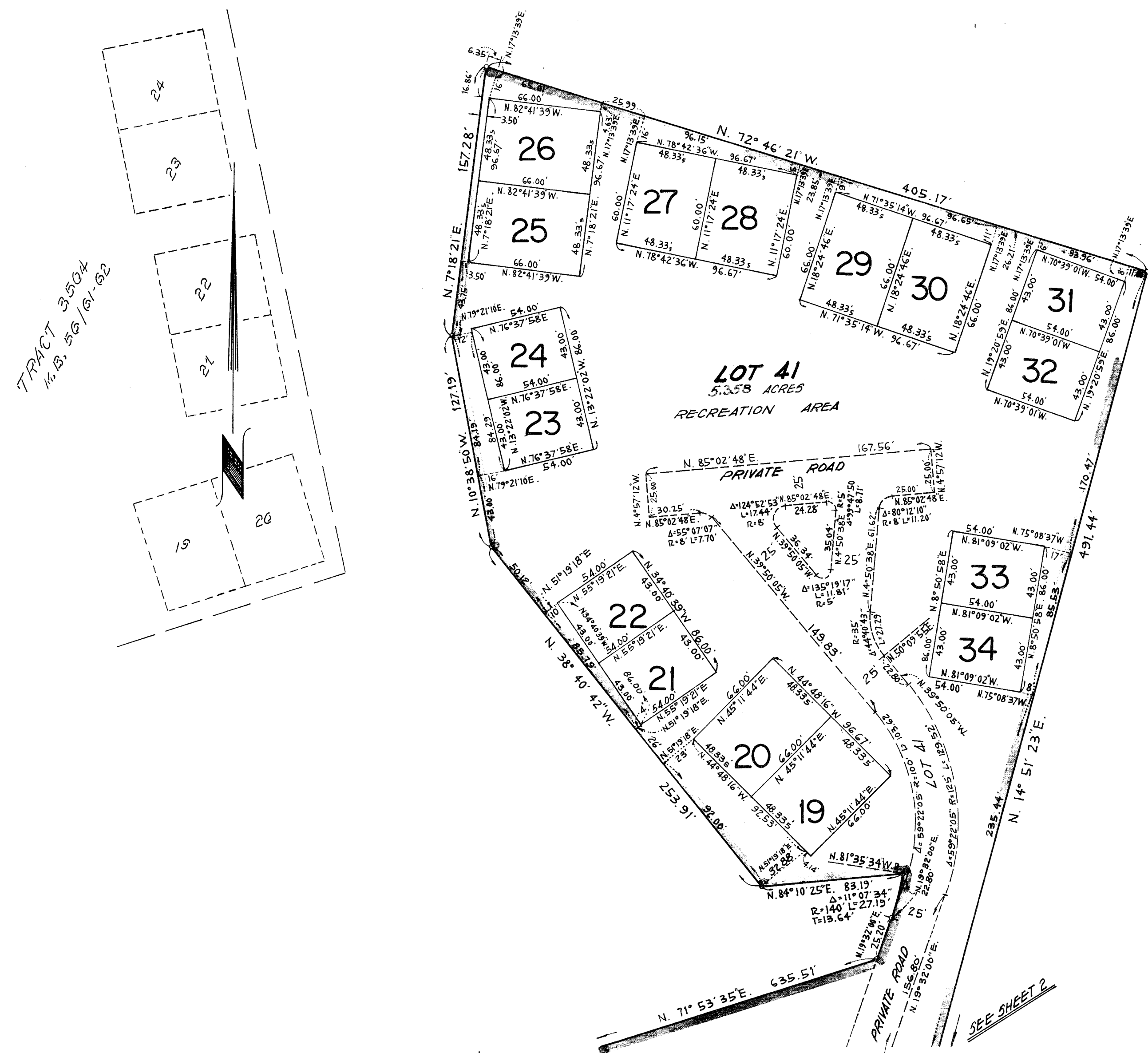
# TRACT No 3743

A SUBDIVISION OF A PORTION OF THE N.1/2 OF THE  
N.1/2 OF SECTION 30, T.4S., R.5E., S.B.B & M..

FRANK HAMERSCHLAG, C.E.

SCALE : 1" = 50'

MARCH 1968



## ENGINEER'S NOTES

○ INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630



SHEET 1 OF 2

## TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$10,000<sup>00</sup> has been deposited (executed & filed) with the Board of Supervisors of the County of Riverside, Calif. conditioned upon payment of all taxes, State, County, Municipal, or local taxes or Special Assessments collected as taxes which at the time of filing of this map with the county Recorder are a lien against said property, but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 6<sup>th</sup> day of MAY, 1968

Donald D. Sullivan - County Clerk & Ex-Officio Clerk of the Board of Supervisors  
By: Frank Hamerschlag, Deputy

## ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of two (2) sheets correctly represents a survey made under my supervision in March, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map and their positions are correctly shown and are sufficient to enable the survey to be retraced, that the survey is true and complete as shown.

Frank Hamerschlag  
Registered Civil Engineer 8630

## CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of two (2) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof, that all provisions of the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By: Thomas W. Smith  
City Engineer  
Date: 4/22/68

## PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 20<sup>th</sup> day of March, 1968.

By: Richard J. Smith  
Secretary

## CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 5<sup>th</sup> day of April, 1968, duly approved the annexed map consisting of two (2) sheets.

Dated April 22, 1968 Frank D. Aleshire  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

IN THE CITY OF PALM SPRINGS

## TRACT NO. 3744

A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$  OF THE N $\frac{1}{2}$  OF SECTION 30 T.4S., R.5E., S.B.B&M

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MARCH, 1968

## NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 1<sup>st</sup> day of March, 1968, before me the undersigned a Notary Public in and for said County and State personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

Notary Public in and for  
said County and State

My Commission expires March 16, 1969

## TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes now a lien but not yet payable.

Dated this 3<sup>rd</sup> day of April, 1968 Donna Bower Babcock  
Deputy County Tax Collector

## NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Sacramento }

On this 24<sup>th</sup> day of March, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal

Notary Public in and for  
said County and State

My Commission expires MARCH 7 1971

FILED

MAY 8-1968

At 10:00 AM

W. D. B. 1968

By: [Signature] Deputy

Fee \$ 7.00

Filed by: City Clerk

Sub. 61261

F.A.P.C.

We the undersigned being the Record Owners of the land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 41 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

## OWNER'S CERTIFICATE

The United States of America, Department of Interior,  
Bureau of Indian Affairs

By: Leonard M. Hill, Area Director, Sacramento, California

## CONSENT OF BENEFICIAL OWNER

Priscilla Patencia Gonzales

Guardian of the Estate of Vincent Gonzales, Jr., a minor, Lessor

By: Priscilla Patencia Gonzales

## LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. P&L 80, Contract No. 14-20-0550-1153, Allotment No. P.5.106 and 106-E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Priscilla Patencia Gonzales, Guardian of Lessor.

By: [Signature]  
President

## NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 12<sup>th</sup> day of March, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencia Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal

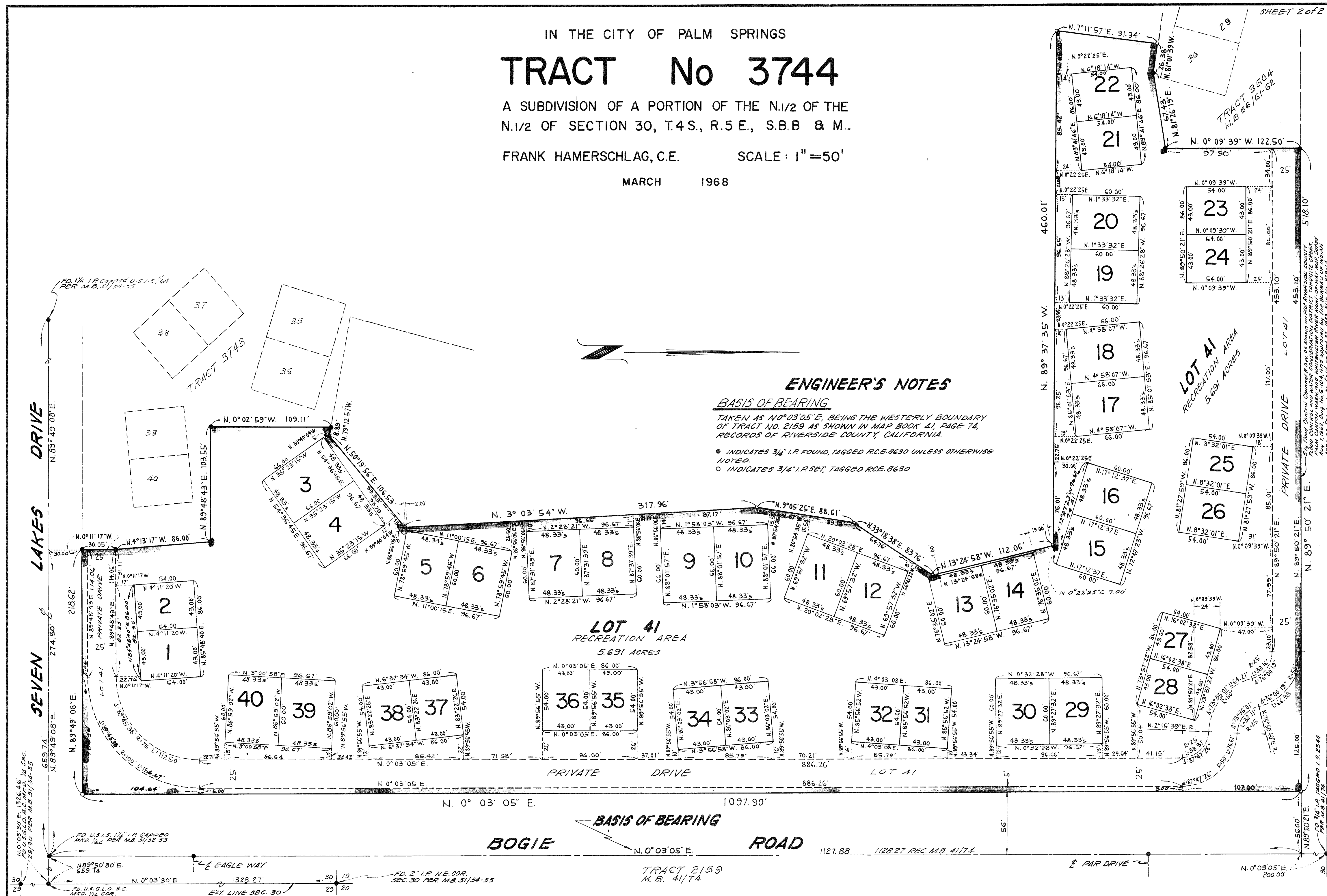
Notary Public in and for  
said County and State

My Commission expires March 16, 1969

The signatures of Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587(a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.



N. 0°03'05"E



6/6

SHEET 1 of 3

# IN THE CITY OF PALM SPRINGS

## TRACT NO. 3745

A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$  OF THE NW $\frac{1}{4}$  OF SECTION 39 T.4S., R.5E., S.B.B.&M.

FRANK HAMERSCHLAG, C.E.

SCALE: 1"=50'

JUNE, 1968

**FILED**  
MAR 13, 1969  
At 2:45 P.M.

W.D. Balogh  
County Recorder  
By Oliver Shallen  
Deputy  
Fee \$9.00

Filed by City of Palm Springs  
City Clerk

### ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of three (3) sheets correctly represents a survey made under my supervision in June, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown.

Frank Hamerschlag  
Registered Civil Engineer 8630

### CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three (3) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By: James W. Soren  
City Engineer  
R.C.E. No. 11236 Date: October 1, 1968

### PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three (3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 20th day of MARCH, 1968.

By: Richard J. Smith  
Secretary

### CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 6 day of November, 1968, duly approved the annexed map consisting of three (3) sheets.

Dated March 1 1969 Frank D. Aleshire  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

### NOTARY ACKNOWLEDGEMENT

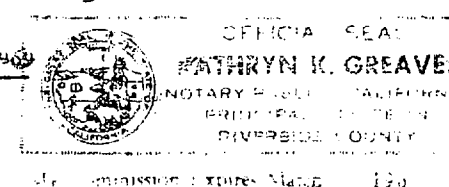
State of California } S.S.  
County of Riverside }

On this 23<sup>rd</sup> day of July, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Walter Gibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

William K. Greaves  
Notary Public in and for  
said County and State

My Commission expires



### TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes.

Dated this 12 day of March, 1968 DONNA BOUER BABCOCK  
County Tax Collector

### NOTARY ACKNOWLEDGEMENT

State of California } S.S.  
County of Sacramento }

On this 12<sup>th</sup> day of August, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared William E. Finale, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal

Ramona L. Lewis  
Notary Public in and for  
said County and State

My Commission expires MARCH 7, 1971



The signatures of the Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587 (a) Subdivision Map Act. Their interest is such that it cannot ripen into fee title.

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 41 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

### OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs  
By: William E. Finale Area Director, Sacramento, California

### CONSENTS OF BENEFICIAL OWNERS

Priscilla Patencia Gonzales  
Guardian of the Estate of Vincent Gonzales, Jr., a minor, Lessor.

By: Priscilla Patencia Gonzales

Ione Lois Pete Mendez  
Guardian of the Estate of Lois Marie Pete, a minor, Lessor.

By: Ione Lois Pete Mendez

### LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. P.S.L. 80, Contract No. 14-20-0550-1153, Allotment Nos. P.S. 106-E and P.S. 79-E, Dated June 21, 1963, and recorded July 24, 1964, as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Guardians of Lessors.

By: Walter Gibbert  
President

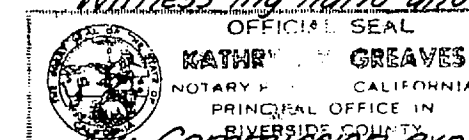
### NOTARY ACKNOWLEDGEMENT

State of California } S.S.  
County of Riverside }

On this 23 day of July, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencia Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.

William K. Greaves  
Notary Public in and for  
said County and State



### NOTARY ACKNOWLEDGEMENT

State of California } S.S.  
County of Riverside }

On this 30 day of July, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ione Pete Mendez, known to me to be the Guardian of the Estate of Lois Marie Pete, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.

William K. Greaves  
Notary Public in and for  
said County and State

My Commission expires

7/15/1969

61/7

SHEET 2 of 3

IN THE CITY OF PALM SPRINGS

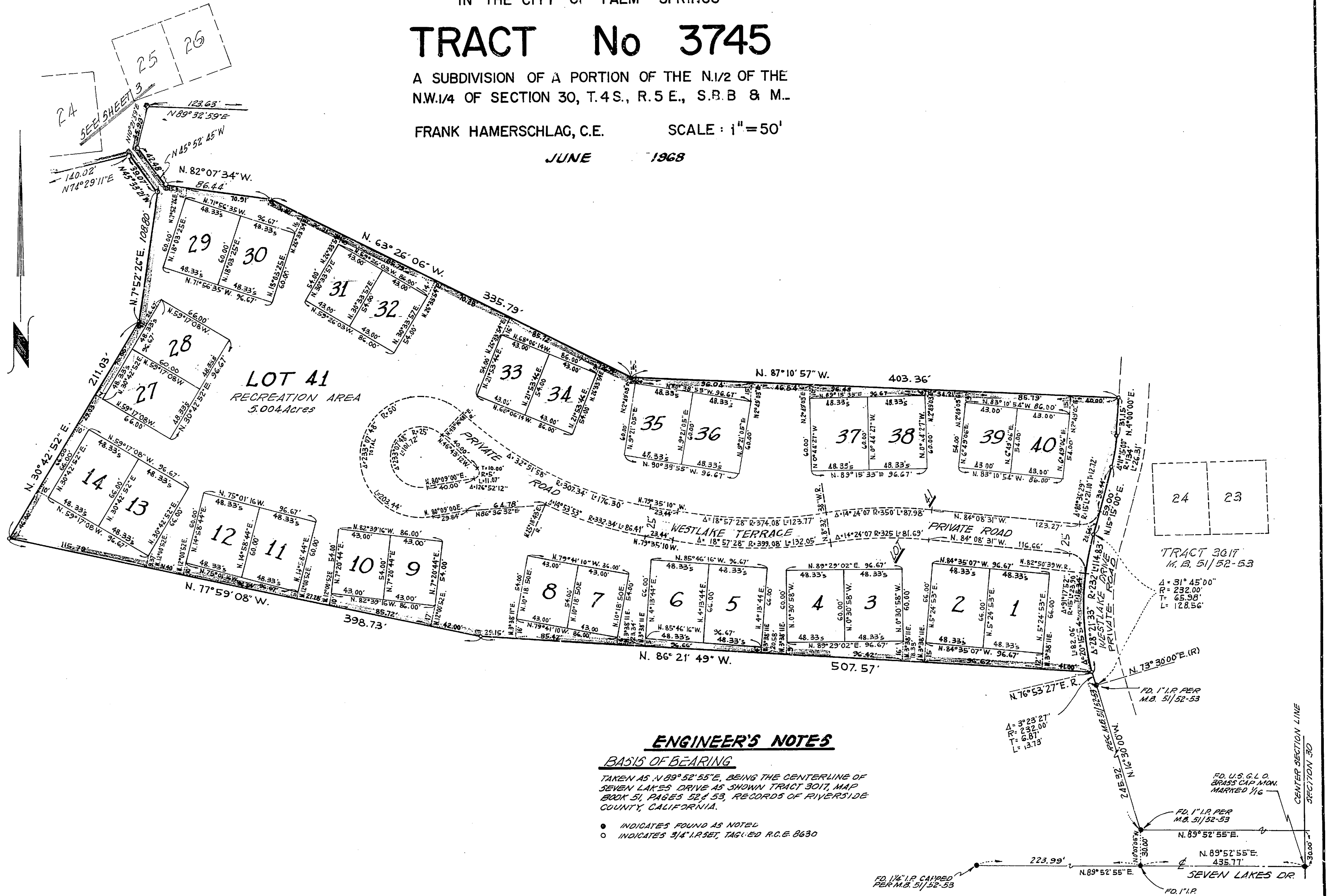
# TRACT No 3745

A SUBDIVISION OF A PORTION OF THE N.1/2 OF THE  
N.W.1/4 OF SECTION 30, T.4 S., R.5 E., S.B.B & M.

FRANK HAMERSCHLAG, C.E.

SCALE: 1"=50'

JUNE 1968



## ENGINEER'S NOTES

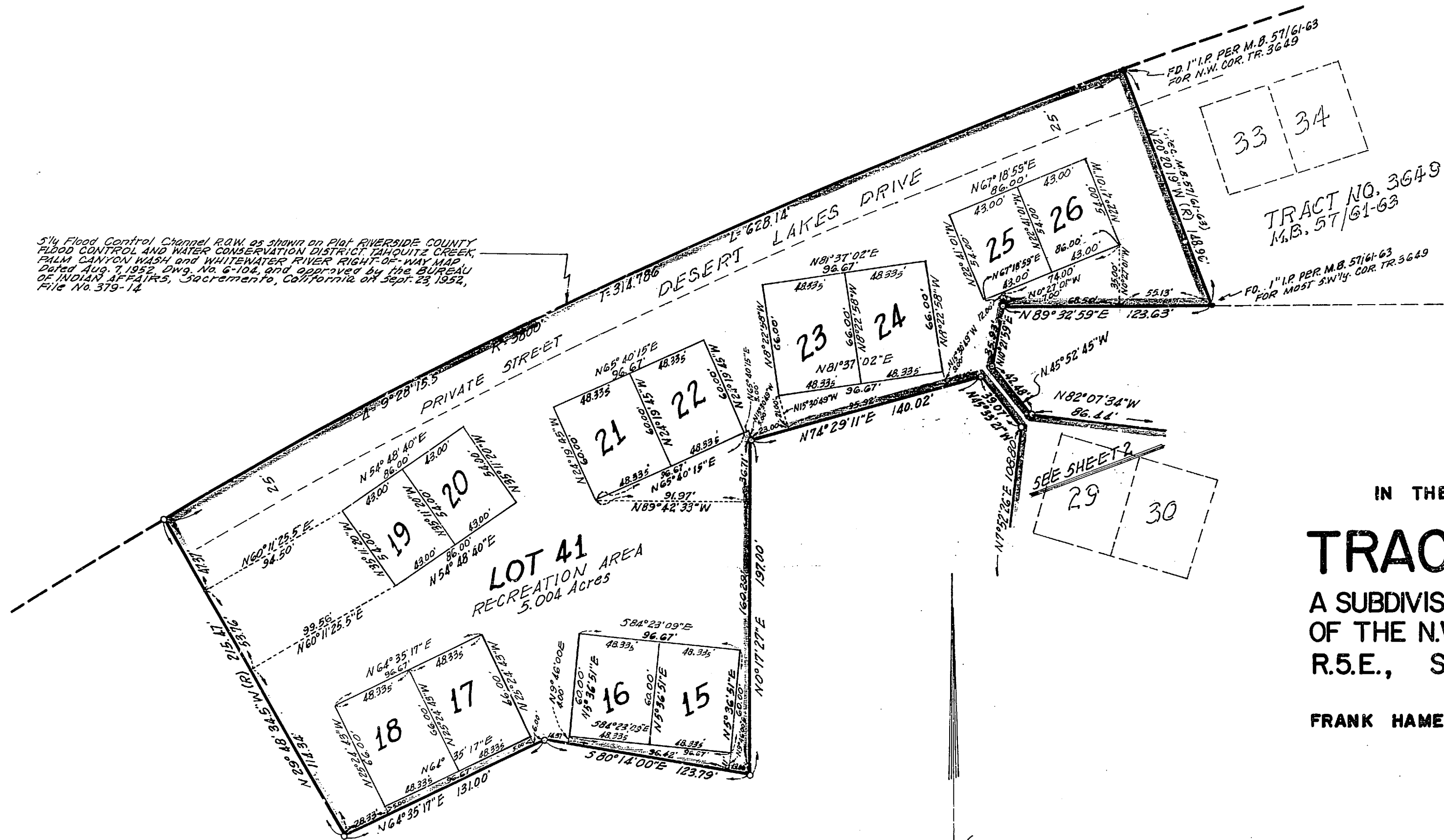
### BASIS OF BEARING

TAKEN AS N. 89° 52' 55" E., BEING THE CENTERLINE OF  
SEVEN LAKES DRIVE AS SHOWN TRACT 3017, MAP  
BOOK 51, PAGES 52 & 53, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

- INDICATES FOUND AS NOTED
- INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630

MB 61/7

3/4 Flood Control Channel R.W. as shown on Plat. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TAHQUITZ CREEK, PALM CANYON WASH. and WHITEWATER RIVER RIGHT-OF-WAY MAP, Dated Aug. 7, 1952, Dwg. No. 6-104, and approved by the BUREAU OF INDIAN AFFAIRS, Sacramento, California on Sept. 23, 1952, File No. 379-14.



IN THE CITY OF PALM SPRINGS  
**TRACT No. 3745**  
A SUBDIVISION OF A PORTION OF THE N. 1/2  
OF THE N.W. 1/4 OF SECTION 30, T.4.S.,  
R.5.E., S. B. B. 8...M.

FRANK HAMERSCHLAG, C.E. SCALE: 1" = 50'  
JUNE 1968

**ENGINEER'S NOTES**

- INDICATES FOUND AS NOTED
- INDICATES 3/4 I.P. SET, TAGGED R.C.E. 8630



6/9

SHEET 1 OF 2

# IN THE CITY OF PALM SPRINGS

## TRACT NO. 3794

A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$  OF THE N $\frac{1}{2}$  OF SECTION 30 T.4.S., R.5.E., S.8.B.&M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' JULY, 1968

**FILED**  
Mar 13, 1969

At 2:45 P.M.

W. D. Bolpsh  
County Recorder

By Alma Stalder  
Deputy

Fee \$ 7.00

to 352

Filed by City of Palm Springs  
City Clerk

### ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of three(3) sheets correctly represents a survey made under my supervision in July, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown. Frank Hamerschlag  
Registered Civil Engineer 8630

### CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three(3) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By: William W. Wynn RE 11236  
City Engineer

Date: 3/11/69

### PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three(3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 5<sup>th</sup> day of MARCH 1968

By: Ronald J. Smith  
Secretary

### CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESQUIRE, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 10 day of March 1969 duly approved the annexed map consisting of three(3) sheets.

Dated 11 March 1969 F. D. Alesquire  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 23<sup>rd</sup> day of July 1968 before me the undersigned a Notary Public in and for said County and State, personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

Kathryn K. Greaves  
Notary Public in and for  
said County and State

My Commission expires March 16, 1969



### TAX COLLECTOR

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or Local taxes, or special assessments collected as taxes.

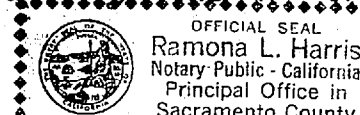
Dated this 12 day of March 1969 DONNA BOUER BABCOCK  
By: D. B. Babcock Deputy County Tax Collector

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Sacramento }

On this 12<sup>th</sup> day of August 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared William E. Finale, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal



My Commission expires March 7, 1971

The signatures of the Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587(a) Subdivision Map Act Their interest is such that it cannot ripen into Fee Title.

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline, pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 29 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

### OWNER'S CERTIFICATE

The United States of America, Department of Interior,  
Bureau of Indian Affairs

By: William E. Finale, Area Director, Sacramento, California

### CONSENTS OF BENEFICIAL OWNERS

Priscilla Potencia Gonzales

Guardian of the Estate of Vincent Gonzales, Jr., a minor, Lessor

By: Priscilla Potencia

Ione Pete Mendez

Guardian of the Estate of Lois Marie Pete, a minor, Lessor

By: Ione Pete Mendez

### LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. P.S.L. 80, Contract No. 14-20-0550-1153 Allotment No's. P.S. 106-E and P.S. 79 E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Guardians of Lessors.

By: Walter Sibbert  
President

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

On this 23 day of July 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Potencia Gonzales known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.



My Commission Expires March 16, 1969

Kathryn K. Greaves  
Notary Public in and for  
said County and State

### NOTARY ACKNOWLEDGEMENT

State of California } s.s.  
County of Riverside }

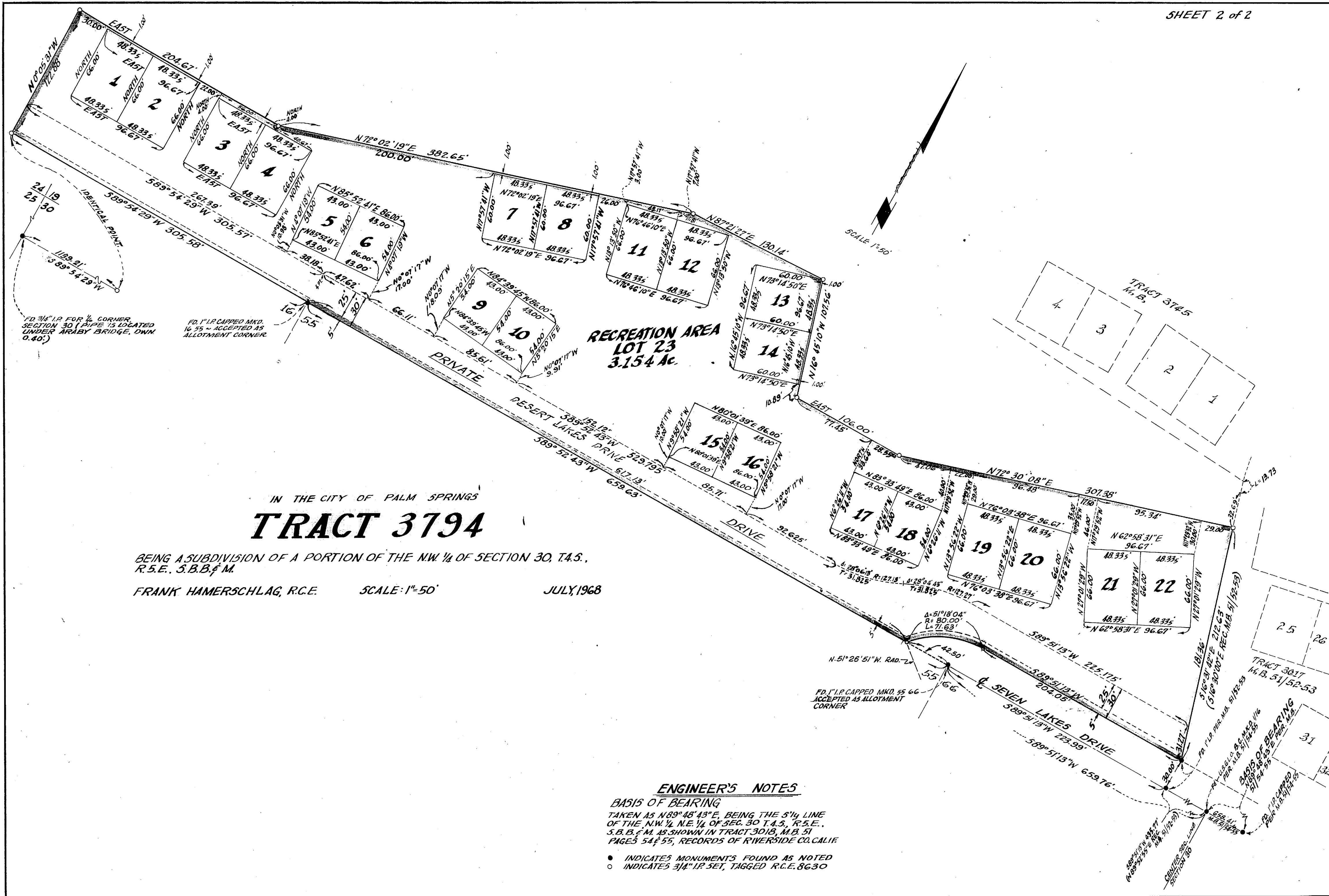
On this 30 day of July 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared Ione Pete Mendez known to me to be the Guardian of the Estate of Lois Marie Pete, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.

Kathryn K. Greaves  
Notary Public in and for  
said County and State

My Commission expires





<b>NAME</b>	Smoke Canyon Estates	Map # 72
<b>DATE</b>	1964	
<b>DEVELOPER</b>	R.M. Myer and Victor Koozin	
<b>BOUNDARY</b>	Caliente Drive to the north, the southern side of Madrona Drive to the south, Cadiz Circle to the east, and Canyon Country Club to the south. It also included the east and west sides of Toledo Avenue to the south, Sierra Way to Madrona and is inclusive of Chico Drive, Tulare Drive, Lobo Way, Maricopa Drive, Bolero Circle, Concha Circle, Cabildo Circle, Toledo Circle, Cadiz Circle and Ledo Circle.	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>Smoke Canyon Estates (Tract 2812 and Tract 3137) was subdivided in 1964 by two San Fernando Valley-based developers, R. M. Myer and Victor T. Koozin. Tract 2812, subdivided and developed first, was a 55-parcel tract. The 100-parcel Tract 3137 was subdivided in early 1965. As described by the developers, the area was “transformed into a lush and beautiful landscape” through the planting of 2,200 palm trees, 4,500 specimen olive trees, and hundreds of shrubs and flowers.<sup>232</sup> The neighborhoods were also populated with large desert boulders and Colorado River stone to simulate dry riverbeds on front lawns.</p> <p>Smoke Canyon Estates consisted of five four-bedroom, three bathroom floor plans and 22 elevations with a variety of rooflines including flat, gabled, and shed. The high number of elevations for the 155-unit development contributed to neighborhood’s appearance as custom homes. Home features included a step-down wet-bar, outdoor built-in barbecue, Roman tub in master bath and private, and enclosed front patios. In 1965, the sales office was located at 1449 Madrona Drive. By 1965, it was located at 1911 Cadiz Circle.</p> <p>R. “Mike” Myers (1914-2007) and Victor T. Koozin (b. 1914) were active real estate developers in the Encino area of the San Fernando Valley during the early 1960s.<sup>233</sup> Projects included the rezoning and development of seven acres of Ventura Boulevard near Louise Avenue as well as the development of a professional building. Myers’ residential development activities included apartment houses in Los Angeles. Myers and Koozin were both active in the Encino Chamber of Commerce, with Myers serving as its president in 1962. Koozin, the son of Russian immigrants, came to America in 1923 and settled in Seattle, Washington. In 1940, he relocated to Los Angeles as an aircraft engineer.<sup>234</sup></p>	

<sup>232</sup> “Palm Springs Tract ‘Transforms’ Desert,” *Los Angeles Times*, June 26, 1966, L19.

<sup>233</sup> The development of TR2812 was handled under the corporate name of Sunrise Estates, Inc., of which Myers and Koozin were president and secretary, respectively. This is not to be confused with the Sunrise Estates development marketed as such by the Alexander Construction Company farther to the north in Palm Springs.

<sup>234</sup> U.S. Census, 1940.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

IN THE CITY OF PALM SPRINGS

**TRACT NO. 2812**BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2  
OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

JANUARY 1964

G. K. SANBORN  
LICENSED LAND SURVEYOR

SCALE: 1" = 100'

**PLANNING COMMISSION:**I HEREBY CERTIFY THAT THE ANNEXED MAP WAS DULY  
APPROVED BY THE PLANNING COMMISSION OF THE CITY  
OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON  
THE 11TH DAY OF NOVEMBER 1963.W. C. Feltz

SECRETARY

**CITY COUNCIL:**I Judith Sumich, Acting CITY CLERK AND EX-OFFICIO CLERK OF THE  
COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA,  
HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR  
MEETING HELD ON THE 13TH DAY OF JULY 1964, DULY  
APPROVED THE ANNEXED MAP OF TRACT NO. 2812 AND  
ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING  
DEDICATIONS. IN WITNESS WHEREOF I HAVE HEREUNTO SET  
MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF  
PALM SPRINGS, THIS 27th DAY OF August 1964.Judith Sumich  
Acting CITY CLERK AND EX-OFFICIO CLERK OF THE  
CITY COUNCIL OF THE CITY OF PALM SPRINGS**CITY ENGINEER'S CERTIFICATE:**I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP;  
THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE  
SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED  
ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE STATE LAW  
AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM  
SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.Thomas W. Green RE 11236  
CITY ENGINEER**TAX COLLECTOR:**I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE  
AS OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN  
ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL  
TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES  
AND SPECIAL ASSESSMENTS NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED AT \$5000.00  
DATED THIS 16 DAY OF June 1964Donna M. Bouer DEPUTY  
DONNA M. BOUER  
COUNTY TAX COLLECTOR**TAX BOND:**I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$5000.00 HAS BEEN  
EXECUTED AND FILED WITH AND APPROVED BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED  
UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL  
AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE  
TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A  
LIEN AGAINST THE PROPERTY BUT NOT YET PAYABLE.DATED THIS 21 DAY OF September 1964DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK  
OF THE BOARD OF SUPERVISORSBY m. a. Kellar DEPUTY

FILED

ON Sept 22 1964AT 2:40 P.M.NO. 11236W. D. BALOGH  
COUNTY RECORDERBY Alice M. Stedman  
DEPUTY

FEE \$7.00

FILED BY County Clerk

SUBD'N. G'TEE: T. 1. &amp; Tr. Co.

**OWNER'S CERTIFICATE:**THE UNITED STATES OF AMERICA, AS OWNER IN FEE OF THE LAND  
SHOWN ON THE ANNEXED MAP AND SUNRISE ESTATES INC.  
AS LESSEE THEREOF AND HAVING SOME RIGHT, TITLE AND INTEREST  
THEREIN, ARE THE ONLY PARTIES WHOSE CONSENTS ARE NECESSARY  
TO EXECUTE AND DELIVER ANY AND ALL CONVEYANCES, LEASES,  
SUBLEASES, AGREEMENTS AND ALL ACTS NECESSARY OR INCIDENTAL  
IN AND TO SAID LAND AND THE DEVELOPMENT AND IMPROVEMENT  
THEREOF. THERE IS ALSO INCLUDED HERewith NO OFFER OF DEDICATION  
OF ANY PART OF SAID LAND FOR PUBLIC USE BY THE UNITED STATES  
OF AMERICA.THE UNITED STATES OF AMERICA  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS.BY Paul W. HandPAUL W. HAND DIRECTOR PALM SPRINGS  
OFFICE, BUREAU OF INDIAN AFFAIRS.**LESSEES CERTIFICATE:**SUNRISE ESTATES INC. A CORPORATION  
LESSEE UNDER LEASE FROM U.S. OF A. DEPT. OF INTERIOR, BUREAU OF INDIAN AFFAIRS,  
NO. PSL-76, DATED Oct. 5, 1962, and SUPPLEMENTAL LEASES and ASSIGNMENTS THEREOF,  
and we hereby offer for dedication to public use for street, highway and public utility  
purposes Lots A to I inclusive and Lot J to the full extent of our leasehold interest in said land and  
the above mentioned lease. We also reserve our leasehold interest in Lot K. We also reserve our  
leasehold interest in Lot J for use for riding and hiking trail purposes.BY R. M. Myers AND BY Victor T. Kozin  
PRESIDENT SECRETARY**TRUSTEE'S CERTIFICATE:**UNITED CALIFORNIA BANK, A CORPORATION  
AS TRUSTEE under deed of trust, and we consent to the Lessees dedications & reservations.BY E. J. Brown AND BY Richard Robinson  
Assistant President Manager SECRETARY**ACKNOWLEDGEMENTS:**STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }ON THIS 25 DAY OF June 1964, BEFORE ME, THE UNDERSIGNED, A  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,  
PAUL W. HAND, KNOWN TO ME TO BE DIRECTOR PALM SPRINGS OFFICE, BUREAU OF  
INDIAN AFFAIRS, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGE THAT HE EXECUTED THE SAME.WITNESS MY HAND AND OFFICIAL SEAL Alice M. Stedman  
MY COMMISSION EXPIRES 6-1-65 NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE.STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }ON THIS 30 DAY OF June 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY  
PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,  
R. M. Myers AND Victor T. Kozin KNOWN TO ME TO BE THE PRESIDENT AND  
SECRETARY OF SUNRISE ESTATES INC. THE CORPORATION THAT EXECUTED THE  
WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE  
WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND  
ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT  
PURSUANT TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND AND OFFICIAL SEAL.MY COMMISSION EXPIRES May 25, 1967Virginia J. Stedman  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE.STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }ON THIS 24th DAY OF June 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY  
PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, E. J. Brown  
AND Richard Robinson KNOWN TO ME TO BE THE ASST. MGR. AND SECT.  
OF UNITED CALIFORNIA BANK THE CORPORATION THAT EXECUTED THE WITHIN  
INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN  
INSTRUMENT ON BEHALF OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGE  
TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT  
TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND AND OFFICIAL SEAL.MY COMMISSION EXPIRES 11-5-66Martha K. Stedman  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE.**SURVEYOR'S CERTIFICATE:**I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR  
OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY  
REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING  
JANUARY, 1964, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY  
EXIST OR WILL BE IN PLACE WITHIN ONE YEAR FROM DATE OF  
RECORDING OF THIS MAP AND THAT THE MONUMENTS WILL BE  
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED AND THE  
SURVEY IS TRUE AND COMPLETE AS SHOWN.DATED THIS 6th DAY OF APRIL 1964.G. K. Sanborn  
L.S. 2344

# TRACT NO. 2812

IN THE CITY OF PALM SPRINGS  
BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2  
OF SECTION 26, T. 4 S., R. 4 E., S.B.B.F.M.

JUNE 1964 G.K. SANBORN  
LICENSED LAND SURVEYOR SCALE: 1"=100'

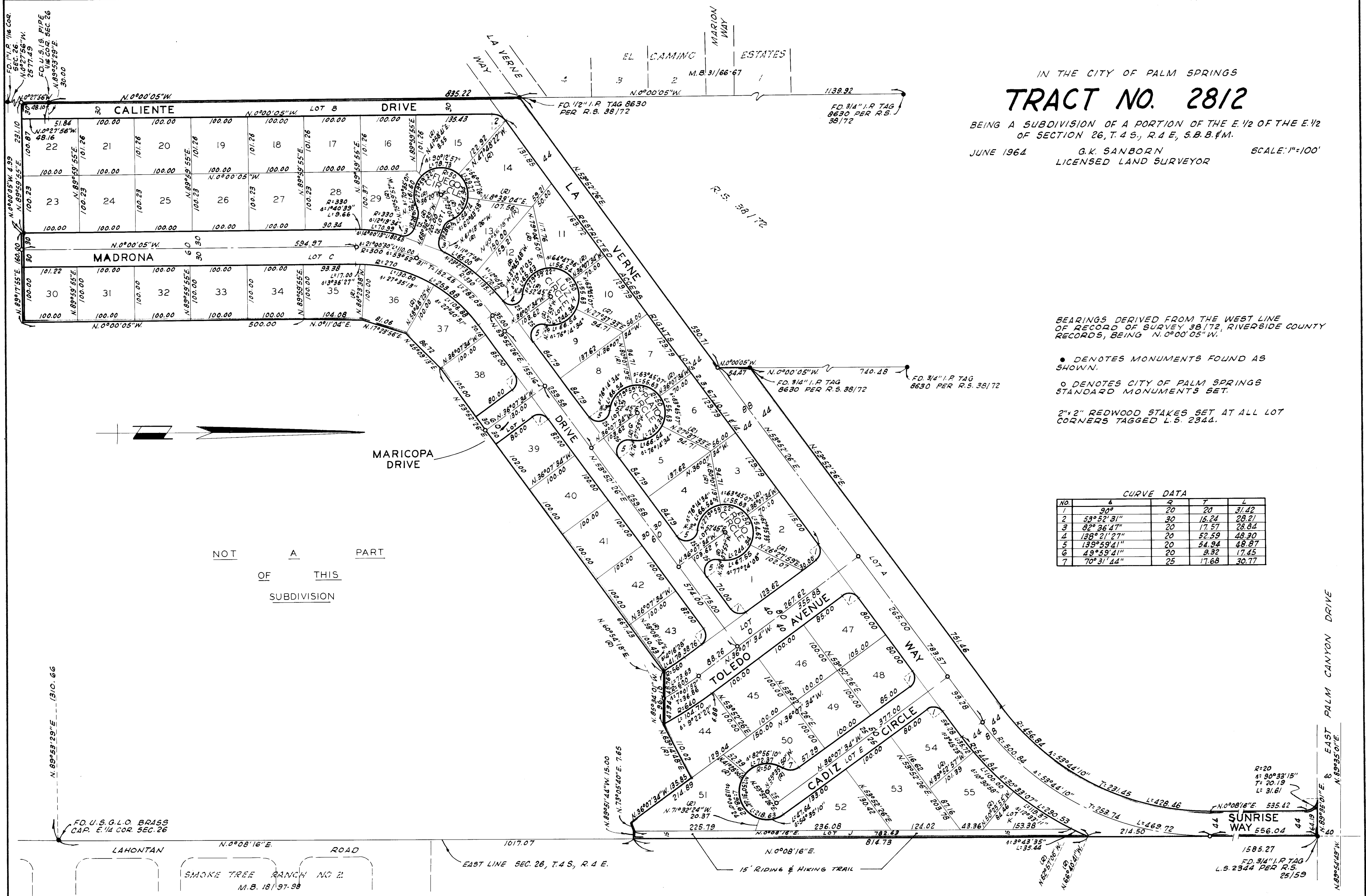
BEARINGS DERIVED FROM THE WEST LINE  
OF RECORD OF SURVEY 38,172, RIVERSIDE COUNTY  
RECORDS, BEING N. 0° 00' 05" W.

• DENOTES MONUMENTS FOUND AS  
SHOWN.

o DENOTES CITY OF PALM SPRINGS  
STANDARD MONUMENTS SET.

2"x2" REDWOOD STAKES SET AT ALL LOT  
CORNERS TAGGED L.S. 2344.

CURVE DATA				
NO.	Δ	D	T	L
1	90°	20	20	31.42
2	53° 52' 31"	30	15.24	28.21
3	82° 36' 47"	20	17.57	28.84
4	138° 21' 27"	20	52.59	48.30
5	139° 59' 41"	20	54.94	48.87
6	49° 59' 41"	20	9.32	17.45
7	70° 31' 44"	25	17.68	30.77





IN THE CITY OF PALM SPRINGS

## TRACT NO. 3137

BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2  
OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

AUGUST 1964

G. E. SANBORN  
LICENSED LAND SURVEYOR

SCALE: 1" = 100'

PLANNING COMMISSION:

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 2<sup>nd</sup> day of SEPT. 1964

W. J. Ister Secretary

CITY COUNCIL:

I Stanley Henry City Clerk and Ex-officio Clerk of the Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14<sup>th</sup> day of SEPT. 1964, duly approved the annexed map of Tract No. 3137 and accepted on behalf of the public the foregoing dedications. In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 14<sup>th</sup> day of September 1964

Stanley Henry  
City Clerk and Ex-officio Clerk of the  
City Council of the City of Palm Springs

CITY ENGINEERS CERTIFICATE:

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of the State law and Local ordinances have been complied with and I am satisfied that said map is technically correct.  
Dated this 22<sup>nd</sup> day of October 1964

Thomas W. Esen  
City Engineer RS 11214

TAX COLLECTOR:

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes.

Dated this 21<sup>st</sup> day of JANUARY 1964

By Gladys J. Stark Deputy

DONNA M. BOUER  
COUNTY TAX COLLECTOR

TAX BOND:

I hereby certify that a bond in the sum of \$            has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or Local and all special assessments collected as taxes, which at the time of filing of this map with the county recorder are a lien against the property but not yet payable.  
Dated this            day of            1964

By            Deputy

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO CLERK  
OF THE BOARD OF SUPERVISORS

FILED

ON JANUARY 25 1965AT 2:30 PMNO.           

W. D. BALOGH  
COUNTY RECORDER

By Lawrence B. O'Neil  
DEPUTY

FEE \$ 9.00

FILED BY            City Clerk  
SUBD'N. G'TEE: T. I. & T. Co.

OWNER'S CERTIFICATE

The United States of America, as owner, in fee of the land shown on the annexed map, in accordance with the Code of Federal Regulations, Title 25-Indians and Sunrise Estates Inc. as Lessee thereof and having some right, title and interest therein, are the only parties whose consents are necessary to execute and deliver any and all conveyances, leases, subleases, agreements and all acts necessary or incidental in and to said land and the development and improvement thereof. There is also included herewith no offer of dedication of any part of said land for public use by the United States of America.

THE UNITED STATES OF AMERICA  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS

By Paul W. Hand  
PAUL W. HAND DIRECTOR PALM SPRINGS  
OFFICE, BUREAU OF INDIAN AFFAIRS.

SUNRISE ESTATES INC. A CORPORATION

Lessee under lease from U.S. of A., Dept. of Interior, Bureau of Indian Affairs, No. PLS-76, dated Oct. 5, 1962, and supplemental leases and assignments thereto, and we hereby offer for dedications to public use for street, highway, and public utilities, Lots "A" to "V" inclusive. We also reserve our lease hold interest in Lot "W" for hiking and riding trail purposes.

By R. M. Meyers President And by Walter T. Kozzin Secretary

UNITED CALIFORNIA BANK A CORPORATION  
AS TRUSTEE under deed of trust, and we consent to the Lessee's dedications and reservations.  
RECORDED MAY 26-1964 BK 3703 PAGE 470 RIVERSIDE COUNTY.  
By Frederick Larson And by           

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } 55  
COUNTY OF RIVERSIDE }

On this 22 day of Oct. 1964, before me, the undersigned, a notary public in and for said County and State, personally appeared, PAUL W. HAND, known to me to be director Palm Springs Office, Bureau of Indian Affairs, whose name is subscribed to the within instrument and acknowledge that he executed the same.

My commission expires 6-1-65

Alvin M. Stevens  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA } 55  
COUNTY OF RIVERSIDE }

ADICE M. STEVENS  
My Commission Expires June 1, 1965



On this 26 day of October 1964, before me, the undersigned, a notary public in and for said County and State, personally appeared R. M. Meyers and Walter T. Kozzin known to me to be the President and Secretary of Sunrise Estates Inc. the corporation that executed the within instrument on behalf of the corporation herein named and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors. Witness my hand and official seal.

My Commission expires May 25, 1967

Virginia H. Keller  
Notary Public in and for said  
County and State

SURVEYOR'S CERTIFICATE:

I hereby certify that I am a licensed land surveyor of the State of California, that this map correctly represents a survey made under my direction during August, 1964, that all monuments shown hereby actually exist or will be in place within one year from date of recording of this map and that the monuments will be sufficient to enable the survey to be retraced and the survey is true and complete as shown.

Dated this 16<sup>th</sup> day of Sept. 1964

G. E. Sanborn  
L.S. 2344

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55  
COUNTY OF RIVERSIDE }

On this 13 day of DECEMBER 1964, before me, the undersigned, a notary public in and for said County and State, personally appeared A. H. THOMSEN and GOLDEN R. LARSON known to me to be the ASSISTANT SECRETARY and VICE PRESIDENT of United California Bank the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation herein named and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors.

My commission expires MAY 24, 1967

Ed. Canham  
Notary Public in and for said  
County and State



IN THE CITY OF PALM SPRINGS

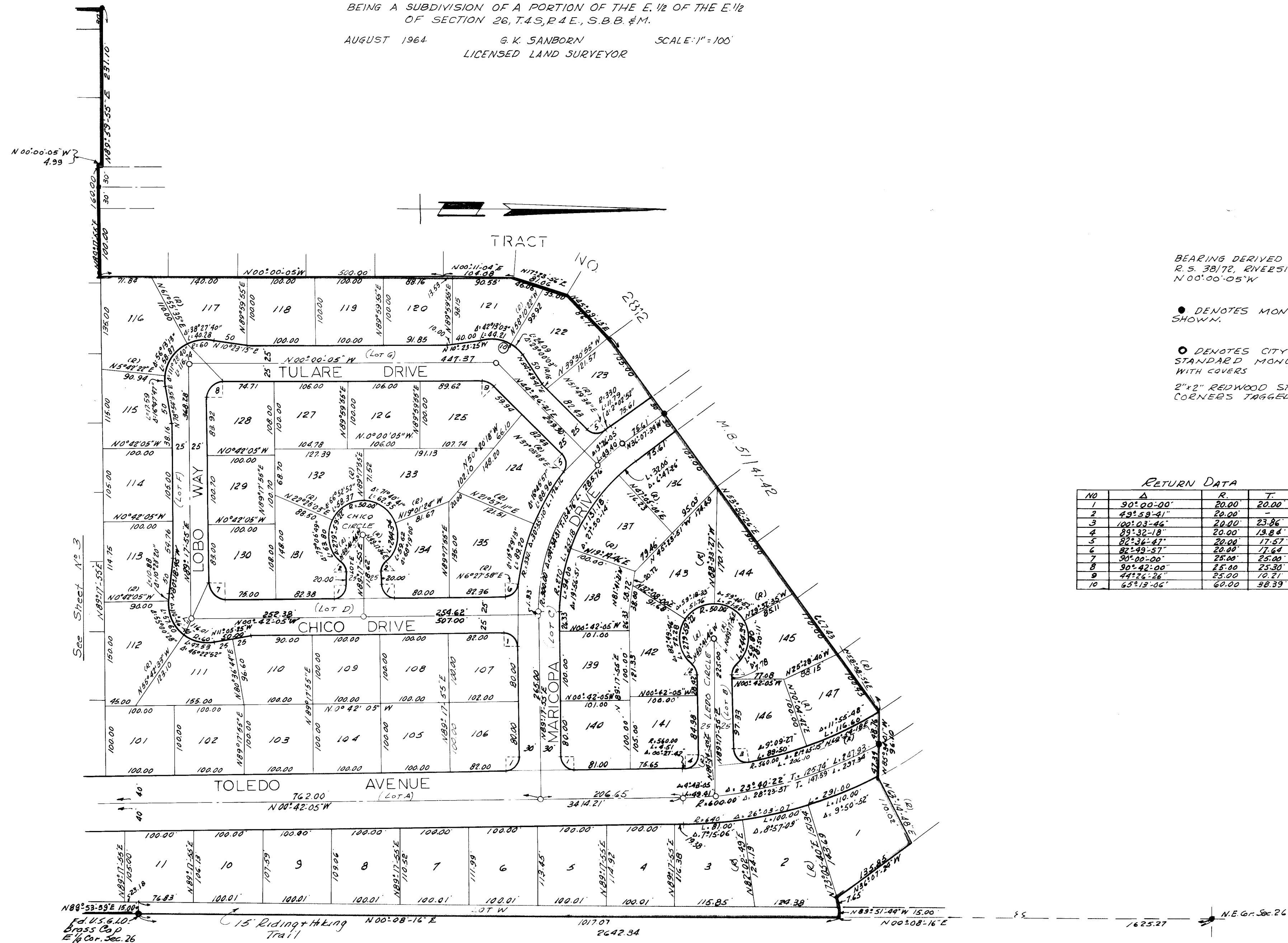
**TRACT NO. 3137**BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2  
OF SECTION 26, T.4S, R.4E., S.B.B. & M.

AUGUST 1964

G. K. SANBORN

SCALE: 1" = 100'

LICENSED LAND SURVEYOR

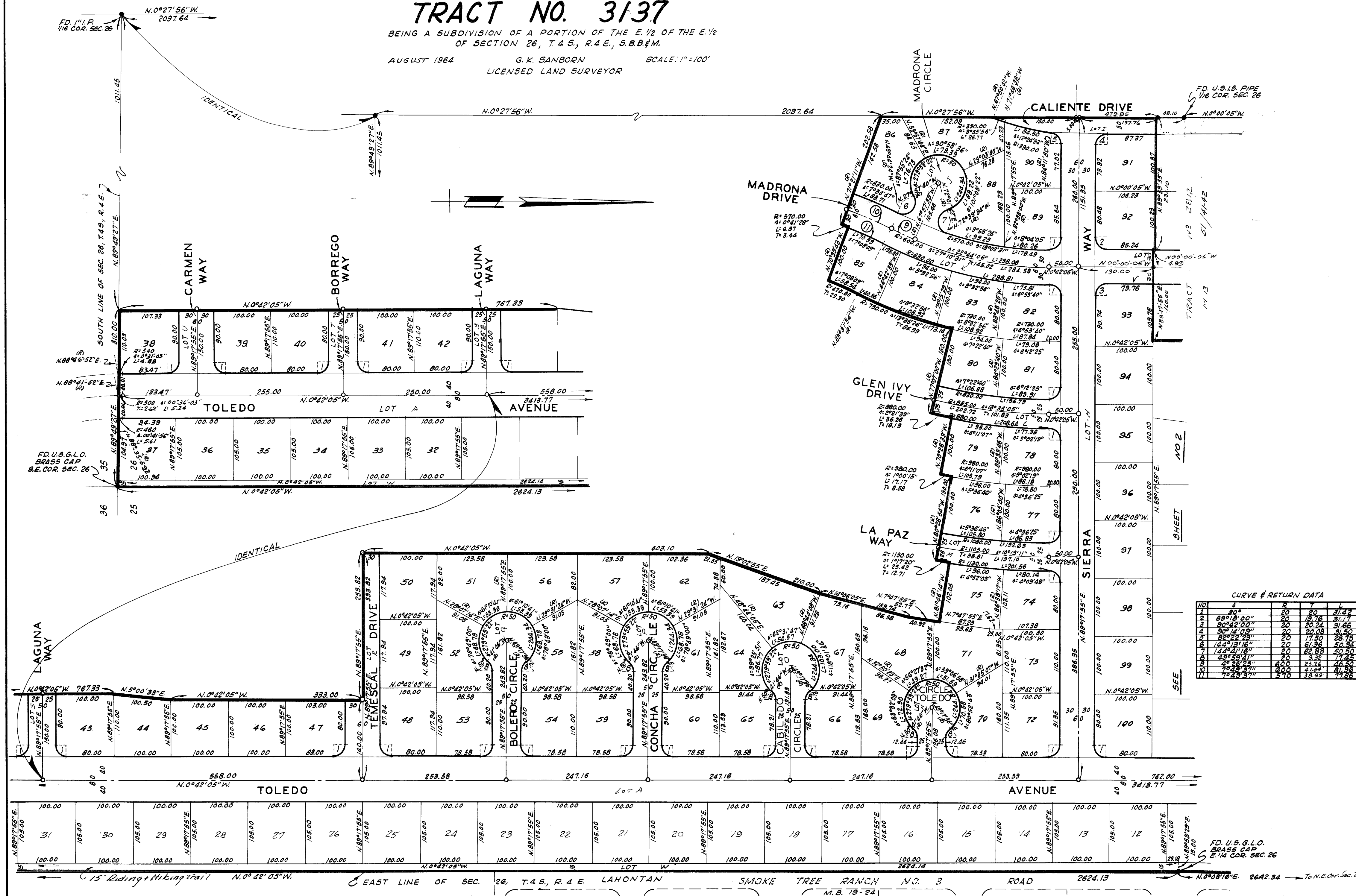


RETURN DATA

NO	Δ	R	T	L
1	90° 00' 00"	20.00	20.00	31.42
2	43° 58' 41"	20.00	-	17.45
3	100° 03' 46"	20.00	23.86	34.93
4	89° 32' 18"	20.00	19.84	31.25
5	82° 36' 47"	20.00	17.57	28.68
6	82° 49' 57"	20.00	17.64	28.91
7	90° 00' 00"	25.00	25.00	39.27
8	90° 42' 00"	25.00	25.30	39.58
9	44° 26' 26"	25.00	10.21	19.39
10	65° 18' 06"	60.00	38.39	68.30

TRACT NO. 3137

AUGUST 1964 G. K. SANBORN SCALE: 1"=100'  
LICENSED LAND SURVEYOR



<b>NAME</b>	Sunrise Estates	Map # 73
<b>DATE</b>	1964	
<b>DEVELOPER</b>	Alexander Construction Company	
<b>BOUNDARY</b>	Cul-de-sacs at Buttonwillow Circle and Cibola Circle, with six homes on Biskra Road and three on Cerritos (Tract 2809).	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In 1964, the Alexanders developed Sunrise Estates, a 21-parcel development that included the cul-de-sacs at Buttonwillow Circle and Cibola Circle, with six homes on Biskra Road and three on Cerritos (Tract 2809). At \$19,900, homes in Sunrise Estates were at a lower price point than other Alexander Homes available during this period. The designs are based on the same floor plans as the Golf Club Estates homes.<sup>235</sup> After the plane crash that killed the father and son development team, the brother of Robert Alexander's wife Helene, Sheldon L. Appel (1931-1999), oversaw the company's projects in progress.</p>	

<sup>235</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 52.

2/27/64

ROBERT ALEX.

49/32

IN THE CITY OF PALM SPRINGS

## TRACT NO. 2809

BEING A SUBDIVISION OF A PORTION OF THE S1/2 OF THE N1/2  
OF THE NW1/4 OF THE SW1/4 OF SECTION 12, T.4S., R.4E., S.B.B.M.

PHILIP ABRAMS

REGISTERED CIVIL ENGINEER

NOVEMBER 1963 SCALE: 1"=100'

SHEET 1 OF 2 SHEETS  
**FILED**  
ON EXAMINATION OF 1964

AT 3:40 P.M.

WILLIAM BALOGH

COUNTY RECORDER

BY James B. Vaughn

FEE \$ 7.00

NO.

FILED BY County Clerk

SUGGEST: F.A.P.C.

## TAX COLLECTOR

I hereby certify that according to the records of this office as to this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \_\_\_\_\_

Dated this 27 day of February, 1964  
By Philip Abrams Deputy

Donna M. Bower  
County Tax Collector

## ENGINEERS CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map correctly represents a survey made under my direction during NOVEMBER, 1963. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown.

Philip Abrams  
Registered Civil Engineer 8821

## TAX BOND

I hereby certify that a bond in the sum of \_\_\_\_\_ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 27 day of February, 1964  
By \_\_\_\_\_ Deputy

Donald D. Sullivan  
County Clerk and Ex-Officio  
Clerk of Board of Supervisors

## CITY ENGINEERS CERTIFICATE

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of the state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Thomas W. Price RE 11231  
City Engineer

## PLANNING COMMISSION

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 18 day of Dec., 1963.

W. A. Foster Secretary

## OWNERS CERTIFICATE

We hereby certify that we are the owners of land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to the public use for street purposes, lots "A" to "E" inclusive, and for the construction and maintenance of 6' and 12' public utilities easements, shown on this map.

SUNRISE ESTATES, A CO-PARTNERSHIP

By: W. A. Foster  
Authorized Agent

## ACKNOWLEDGEMENT

State of California ) S.S.  
County of Riverside )

On this 27 day of February, 1964, before me, the undersigned Notary Public in and for the said County and State, personally appeared Robert Alexander, known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Co-Partnership and that Co-Partnership executed the same. Witness my hand and official seal.

Notary Public in and for said  
County and State  
My Commission Expires \_\_\_\_\_

Stanley Henry, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 10 day of Feb., 1964, duly approved the annexed map of Tract No. 2809 and accepted on behalf of the public the foregoing dedications. In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 27 day of Feb., 1964.

Stanley Henry  
City Clerk and ex-officio clerk of the  
City Council of the City of Palm Springs

TRACT NO. 2809

PHILIP ABRAMS  
REGISTERED CIVIL ENGINEER  
NOVEMBER 1963 SCALE: 1"=100'



2"x2" redwood stakes set at all lot  
corners tagged R.G.E. 8821.

No.	A	B	T	L
1	89° 28' 59"	20	12.60	31.2
2	90° 34' 01"	20	20.20	31.6
3	90° 33' 57"	20	20.20	31.6
4	89° 26' 03"	20	10.80	31.3
5	90° 33' 55"	20	20.20	31.6
6	89° 26' 03"	20	10.80	31.2



<b>NAME</b>	Southridge Estates	Map # 74
<b>DATE</b>	1965	
<b>DEVELOPER</b>	E. Allan Petty, Richard E. Rahn, William Anable	
<b>BOUNDARY</b>	Southridge Drive, just south of E Palm Canyon Drive	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>During the 1960s, Southern California residential development turned to the hillsides. As flat, convenient parcels became scarcer and engineering advances made hillside development more feasible and economical, developers increasingly looked to the hills for property. The views associated with hillside properties also made these sites more desirable for homebuilders and buyers. Southridge Estates capitalized on these trends to create an exclusive neighborhood for an elite group of Palm Springs residences. On land sold to them by realtor Russell Wade, developers E. Allan Petty, Richard E. Rahn, and William Anable established the twenty-two parcel tract (Tract 2928) in January of 1965. A burgeoning Palm Springs population had made the traditional privacy afforded the wealthy and famous residents of Palm Springs harder to manage. As a result, the guard-gated Southridge Estates appealed to those residents seeking maximum privacy.</p> <p>Advertisements for the community, which appeared exclusively in local media like the <i>Palm Springs Villager</i>, touted the “view of Palm Springs and the Coachella Valley unequaled anywhere in the desert...underground utilities, A-1 engineering of the streets and lots and proper deed restrictions.”<sup>236</sup> The first home constructed in Southridge was the Max Stoffel Residence (1961-62, Ross Patton and Duke Wild). According to the <i>Desert Sun</i>, Patton and Wild, general contractors, were “appointed by owners Richard Rahm, Alan Petty and William Anable to design and build Southridge Homes.”<sup>237</sup></p>	

<sup>236</sup> Ad for Southridge, *Palm Springs Life*, December 14, 1960.

<sup>237</sup> “Untitled,” *Desert Sun*, November 3, 1961, no page.

**FINAL DRAFT-FOR CITY COUNCIL APPROVAL**

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

IN THE CITY OF PALM SPRINGS  
**TRACT 2928**

A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SEC 25 T.4S, R.7E, S.34N.

FRANK HAMERSCHLAG C.E. SCALE 1"=100' JULY, 1966

SHEET 1 of 2

**FILED**  
On January 7, 1965  
At 9:00 A.M.M.D. BLOOM  
County Recorder  
By James P. Vaughey  
Deputy  
Fee \$ 7.00  
No  
Filed by P. J. Clegg  
Sub Glee: T. J. Co.**ENGINEER'S CERTIFICATE**

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of two (2) sheets correctly represents a survey made under my supervision in July, 1966; that all monuments shown herein actually exist or will be in place within one year of recording of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced and that the survey is true and complete as shown.

Frank Hamerschlag  
Registered Civil Engineer No 8630

**OWNER'S CERTIFICATE**

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consent is necessary to give a clear title to said land, that we hereby consent to the making of this map and subdivision as shown within the blue border line, and that we are retained as private streets for the benefit of all the lot owners within the subdivision, their respective licensees, visitors, tenants, and servants, and successive owners of lots shown on said map within said subdivision and their respective licensees, visitors, tenants and servants, and SOUTHRIDGE DEVELOPMENT COMPANY, a limited partnership, we hereby dedicate to the City of Palm Springs for public use a right-of-way from the 21st Street to the 22nd Street, 10 feet wide, shown on the annexed map, and recognizing the fact that the steep slopes existing within the area designated will have such trail, from time to time and from place to place, to be located beyond the boundaries indicated and unnecessarily difficult to presently delineate, we do hereby agree that at no time will we act to interfere with the use of said trail for its intended purposes.

SOUTHRIDGE DEVELOPMENT COMPANY, a limited partnership  
Richard E. Petty William Noble E. Allan Petty  
Partners  
Richard E. Petty, William Noble, and E. Allan Petty  
Said Partnership (Owner of Lot 2 only)

**TRUSTEES CERTIFICATE**

Financial Federation, Inc., a Delaware corporation, trustee under deed of trust.

By Richard E. Petty, Trust Officer

**ACKNOWLEDGEMENT**  
STATE OF CALIFORNIA, ss.  
COUNTY OF RIVERSIDE

On this 1st day of July, 1966, before me the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Petty, William Noble, and E. Allan Petty and known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

Barbara M. McMillan  
Notary Public in and for said State and County

**NOTARY ACKNOWLEDGEMENT**  
STATE OF CALIFORNIA, ss.  
COUNTY OF RIVERSIDE

On this 1st day of July, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Petty, William Noble, and E. Allan Petty and known to me to be the persons whose names are subscribed to the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation, financial trust, and otherwise, and they acknowledged to me that they executed the same.

Barbara M. McMillan  
Notary Public in and for said County and State  
My Commission expires January 19, 1967

**TAX COLLECTOR'S CERTIFICATE**

I hereby certify that according to the records of this office as of this date there are no taxes against the property shown on the annexed map consisting of two (2) sheets for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

Dated December 17, 1964  
Charles M. Bowers County Tax Collector  
Deputy

**CITY ENGINEER'S CERTIFICATE**

I hereby certify that I have examined the within annexed map consisting of two (2) sheets, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof, that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

By Harmon W. Gamm City Engineer  
Date 12/15/64

**PLANNING COMMISSION'S CERTIFICATE**

I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 11th day of November 2, 1964.

By W. J. Smith Secretary

**CITY COUNCIL'S CERTIFICATE**

I, Richard Petty, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 22nd day of November, 1964 duly approved the annexed map consisting of two (2) sheets of Tract 2928, and I am the undersigned and official the official seal of the City of Palm Springs this 1st day of July, 1966.

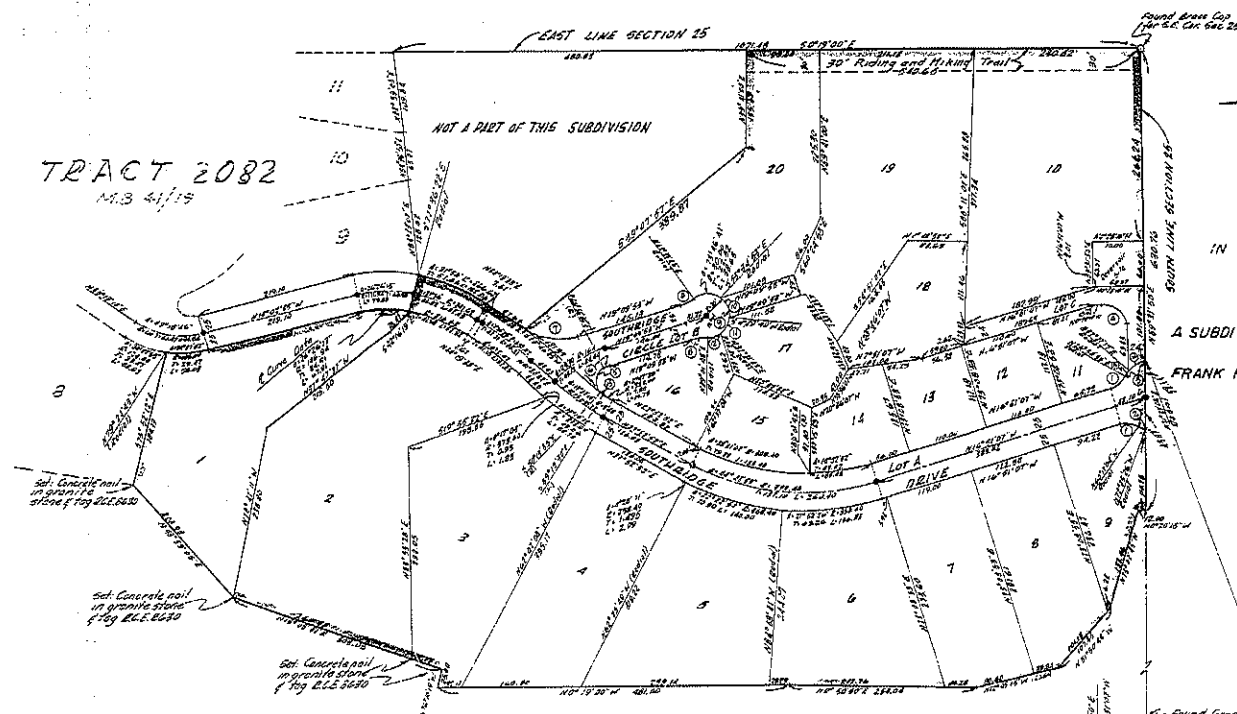
Richard Petty  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

**NOTARY ACKNOWLEDGEMENT**  
STATE OF CALIFORNIA, ss.  
COUNTY OF RIVERSIDE

On January 6, 1965 before me, the undersigned, a Notary Public in and for said State, personally appeared Sam Blainfield known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal  
Signature Barbara M. McMillan  
Notary Public in and for said County and State

SHEET 2 of 2

TRACT 2082  
M.B. 41/17

IN THE CITY OF PALM SPRINGS

## TRACT 2928

A SUBDIVISION OF A PORTION OF THE S.E.1/4 OF SECTION 25,  
T4S, R4E, S.B.B. & M.

FRANK HAMERSCHLAG, R.C.E. SCALE 1"=100' JULY, 1964

## ENGINEER'S NOTES

Basis of bearing was taken as  $5^{\circ}04'23''07''N$  being the South line of Lot 9, Tract 2082, as shown in Map Book 41, page 19, records of the County of Riverside, State of California.

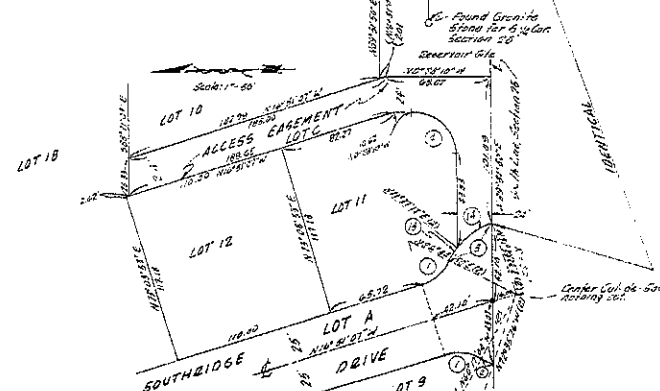
o Indicates monuments found and shown as noted.

• Indicates C.P.S. 6th. monument set in wall with cover.

2" Redwood stakes tagged B.C.E. 6420 set at all lot corners except as noted.

Curve Data

St.	A	B	T	L
1	$10^{\circ}24'23''$	50.00	17.91	2.08
2	$18^{\circ}18'22''$	50.00	5.39	10.74
3	$18^{\circ}24'16''$	50.00	10.78	19.39
4	$90^{\circ}22'10''$	30.00	10.00	17.12
5	$107^{\circ}10'18''$	20.00	25.76	40.79
6	$5^{\circ}04'23''$	150.00	5.10	10.79
7	$87^{\circ}20'31''$	80.00	29.32	14.68
8	$18^{\circ}12'31''$	10.00	11.71	10.29
9	$104^{\circ}24'18''$	30.00	40.00	10.00
10	$20^{\circ}10'22''$	30.00	16.60	30.61
11	$55^{\circ}01'19''$	50.00	14.86	27.90
12	$57^{\circ}10'40''$	30.00	8.49	16.50
13	$10^{\circ}24'23''$	50.00	1.82	9.58
14	$24^{\circ}20'20''$	40.00	18.36	20.29
15	$9^{\circ}04'00''$	20.00	2.60	9.20



## TRACT NO. 2082

Being a subdivision of a portion of Government Lots 4 and 5, Section 25, T4 S, R4 E, S.B.B. and M.

G.K. Sanborn  
Licensed Land Surveyor

August 1960

Scale 1"=100'

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Adams City Engineer-R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during August 1960, that all monuments shown hereon actually exist or will be in place one year after recording of this map.

Philip Adams L.S. 2344

I hereby certify that a bond in the sum of \$\_\_\_\_\_ has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special Assessments collected as taxes which, at the time of filing of this map with the County Records, are a lien against the property but not yet payable.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1960

G.A. PESQUEGAT  
County Clerk and ex-officio Clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local or special assessments collected as taxes.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1960.

DONNA M. BOUER  
County Tax Collector

by W. C. White Deputy.

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON NOVEMBER 22, 1960, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK A. ROSS, KNOWN TO ME TO BE THE VICE PRESIDENT AND JOHN L. ESCROW, KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL

Henry J. Rome, Jr.  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.  
Henry J. Rome, Jr.

FILED  
100381

No. 1122 A.M.  
at 11:22 A.M.  
JACK A. ROSS  
County, Cal.  
by William L. White  
Deputy  
Fee \$5.52  
Filed by P.T.I.C.  
Subst. Gtr: P.T.I.C.  
Filed On Nov. 25, 1960

H.J.R.  
Notary Seal

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, Lots A and B are retained as private streets for the benefit of all the lot owners within the subdivision their respective licensees, visitors, tenants, and servants, and successive owners of lots shown on said map within said subdivision and their respective licensees, visitors, tenants and servants, and Richard E. Rahn, William Anable and E. Alan Petty; and their successors and assigns.

Richard E. Rahn William Anable E. Alan Petty  
R.E. RAHN WILLIAM ANABLE E. ALAN PETTY  
SOUTHLAND ESCROW CORPORATION TRUSTEE UNDER DEED OF TRUST

STATE OF CALIFORNIA) S.S. BY Shirley Henry BY Donna M. Bouer  
COUNTY OF RIVERSIDE) S.S. VICE-PRESIDENT SECRETARY

On this \_\_\_\_\_ day of \_\_\_\_\_ 1960, before me the undersigned a Notary Public in and for said County and State personally appeared R.E. RAHN, WILLIAM ANABLE, E. ALAN PETTY and known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

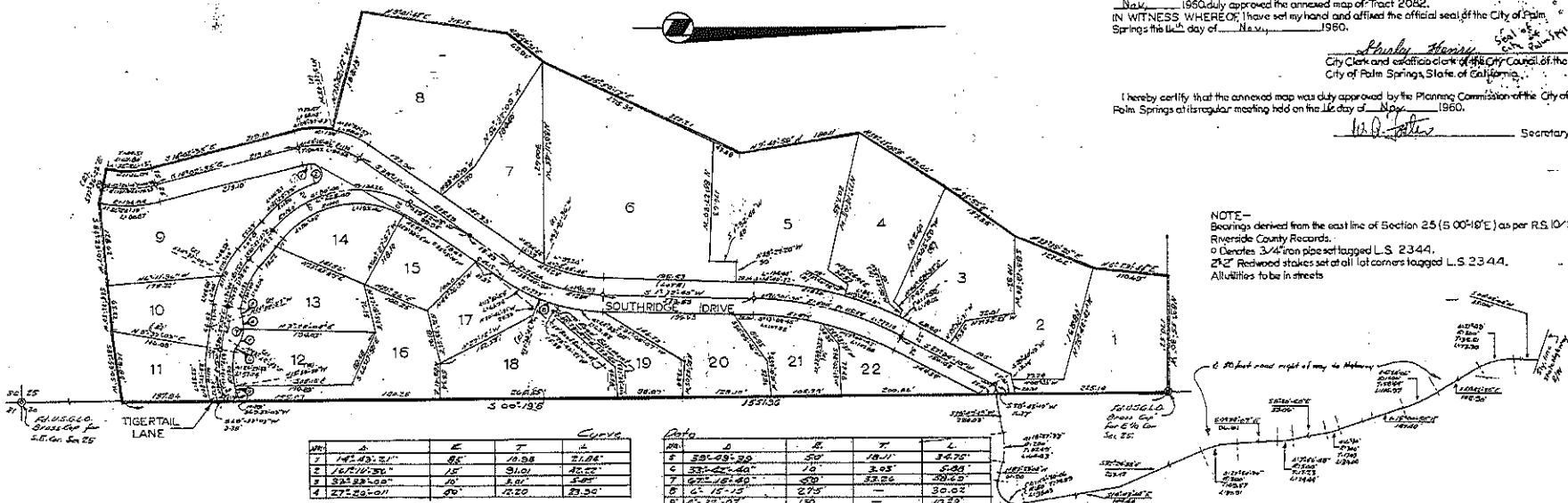
Shirley Henry  
Notary Public in and for said State and County  
SHIRLEY HENRY  
My Comm. Expires \_\_\_\_\_ 1960

I Shirley Henry, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 1960, duly approved the annexed map of Tract 2082, IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Palm Springs this \_\_\_\_\_ day of \_\_\_\_\_ 1960.

Shirley Henry  
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 1960.

W. C. White Secretary



<b>NAME</b>	Orchid Tree Lane	Map # 75
<b>DATE</b>	1966	
<b>DEVELOPER</b>	Howard P. Lapham	
<b>BOUNDARY</b>	Orchid Tree Lane between Alejo Road and Amado Road	
<b>ARCHITECT</b>		
<b>DEVELOPMENT HISTORY</b>	<p>In 1966 noted local designer Howard P. Lapham (1905-2008) subdivided a single street of single-family residences on Orchid Tree Lane between Alejo Road and Amado Road.<sup>238</sup> Orchid Tree Lane Estates consisted of 22 parcels of three- and four-bedroom, two- and three-bathroom plans with family room.<sup>239</sup> These “All-Electric Homes” were marketed as part of Southern California Edison’s initiative to encourage electricity-driven living during the 1960s and featured in their advertising in 1967-68. Orchid Tree Lane Estates homes featured all-electric kitchens and air conditioning.</p> <p>The exact number of original elevation designs is currently unknown, however, the homes were marketed in ads as “individually styled.”<sup>240</sup> The Mid-Century Modern, post-and-beam model home – the “Patio Home” – was located at 314 Orchid Tree Lane.</p>	

<sup>238</sup> Pending additional research to confirm whether Lapham also provided the designs for the residences in the subdivision, and whether they were custom or tract homes.

<sup>239</sup> “Southern California Edison Ad,” *Redlands Daily Facts*, December 29, 1967, 7.

<sup>240</sup> Advertisement, *Desert Sun*, January 19, 1967.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP



SHEET 1 OF 1 SHEET

FILED  
ON JANUARY 18-1966  
AT 2:30 PMWILLIAM BALOGH  
COUNTY RECORDERBY Donna Babcock  
FEE \$ 5.00  
NO.FILED BY City Clerk  
Sub. Gtee. T. I. & T. Co.

IN THE CITY OF PALM SPRINGS

## TRACT NO. 3363

BEING A SUBDIVISION OF A PORTION OF LOT 5, IN SECTION 13, T.4S., R.4E., S.B.B.M.  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP OF PALM VALLEY  
COLONY LANDS ON FILE IN BOOK 14, PAGE 652 OF MAPS, RECORDS OF SAN  
DIEGO COUNTY, CALIFORNIA.

AUGUST 1965

G.K. SANBORN  
LICENSED LAND SURVEYOR

SCALE 1"=100'

## PLANNING COMMISSION CERTIFICATE:

I HEREBY CERTIFY THAT THE ANNEXED MAP WAS DULY APPROVED BY THE  
PLANNING COMMISSION OF CITY OF PALM SPRINGS AT ITS REGULAR  
MEETING HELD ON THE 15<sup>TH</sup> DAY OF DECEMBER 1965.Richard J. Smith SECRETARY

## CITY CLERK CERTIFICATE:

I, E.D. Aleshire CITY CLERK AND EX-OFFICIO CLERK OF THE  
CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY  
CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE  
27<sup>TH</sup> DAY OF DECEMBER 1965, DULY APPROVED THE ANNEXED MAP OF  
TRACT NO. 3363 AND ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING  
DEDICATIONS.IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED  
THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 13<sup>TH</sup> DAY OF  
JANUARY 1966.E.D. Aleshire  
CITY CLERK AND EX-OFFICIO CLERK OF THE  
CITY COUNCIL OF THE CITY OF PALM SPRINGS.

## CITY ENGINEER CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP THAT THE  
SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED  
ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, THAT ALL  
PROVISIONS OF THE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED  
WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.  
DATED THIS 14<sup>TH</sup> DAY OF JANUARY 1966.James W. Chen  
CITY ENGINEER RE. 11236

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE  
OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY  
REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING AUGUST  
1965, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL  
BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP  
AND WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED.  
THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO  
BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS  
SHOWN.DATED THIS 18<sup>TH</sup> DAY OF NOVEMBER 1965.G.K. Sanborn  
L.S. 2344

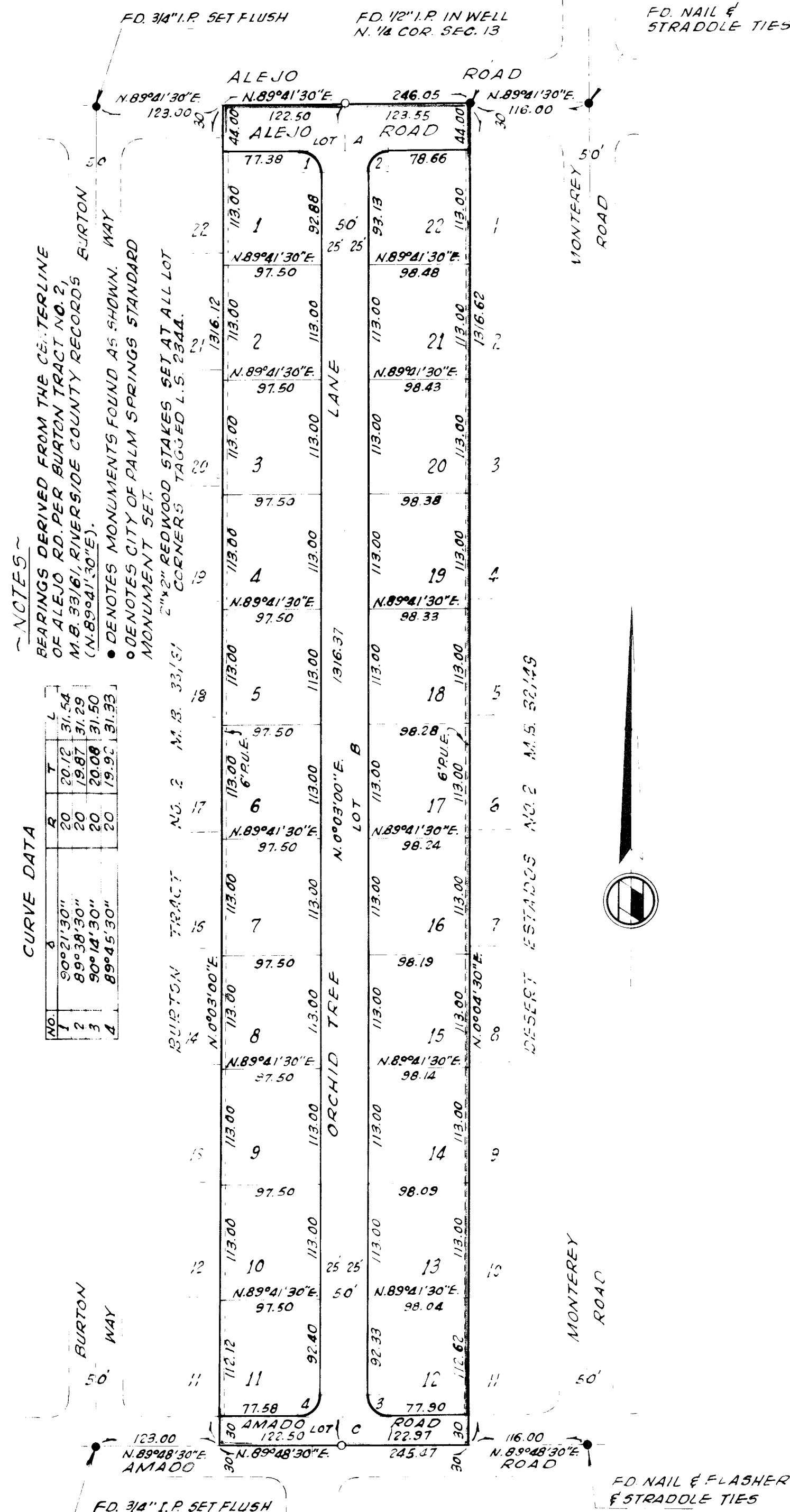
## TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS  
OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON  
THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL  
TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES  
AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT  
YET PAYABLE WHICH ARE ESTIMATED TO BEDATED THIS 17<sup>TH</sup> DAY OF JANUARY 1966BY Donna Bower Babcock DEPUTY  
DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

## TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \_\_\_\_\_ HAS BEEN  
EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT  
OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL OR SPECIAL ASSESSMENTS  
COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE  
COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET  
PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD  
OF SUPERVISORS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1965.

BY \_\_\_\_\_ DEPUTY  
DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO  
CLERK OF BOARD OF SUPERVISORS

<b>NAME</b>	Canyon Estates	Map # 76
<b>DATE</b>	1969	
<b>DEVELOPER</b>	Roy Fey	
<b>BOUNDARY</b>	Sierra Way to the north, Via Estrella to the south, Toledo Avenue to the east, and Caliente Drive to the west.	
<b>ARCHITECT</b>	Charles E. DuBois	
<b>DEVELOPMENT HISTORY</b>	<p>Noted Palm Springs developer Roy Fey capitalized on the trend of residential golf course communities with Canyon Estates (1969-1972, Charles E. DuBois). The \$21 million joint venture included the Wallace Moir Group, Roy Fey Construction Co., and the Great-West Life Assurance Company of Canada.<sup>241</sup> The development included the construction of a 9-hole, 3-par executive golf course (designed by Frank Hughes), tennis courts, clubhouse, eleven swimming and therapeutic pools, and landscaped medians. Residential options included attached condominium units on the fairway as well as off-course lots for custom homes.<sup>242</sup></p> <p>The 173 condominium units consisted of attached, semi-attached, and stand-alone units. Designs included a two-bedroom, two bath and a three-bedroom, two bath model with a choice of six floor plans. They were developed in six units from the southern portion of the development northward.<sup>243</sup> The units are attached at the carport for maximum privacy. Two basic exterior designs dominate the development with variations in stone and masonry to differentiate one design from the other. Five masonry types are featured: lava stone, grey flagstone, a cream-colored flagstone, large slump brick, and brick. These treatments reflected the development's four exterior styles: Spanish, Polynesian, Contemporary and Desert Contemporary.<sup>244</sup> Each design featured a raised flat-roofed or gabled clerestory window section that provided interior light, views to the mountains and an interesting visual cadence to the neighborhood. Model homes for Canyon Estates were located on the south side of Canyon Estates Drive at the entrance to the development.<sup>245</sup></p> <p>As part of Canyon Estates, Fey also offered a limited number of "executive homes." Although not directly adjacent to the fairways, these three-, four-, or five-bedroom single-family residences offered all the amenities of Canyon Estates membership with walled lots for added privacy. These homes were on land directly adjacent to the Canyon Estates Condominiums to the north and east (Tracts 3137 and 2812). Two models for this part of the development still stand at 1937 Toledo Avenue (1970) and 1596 Canyon Estates Drive (1974).<sup>246</sup> The concept of the executive home merges condominium-style amenities with the single-family residence. The owner enjoyed all the advantages of condominium ownership including exterior maintenance and upkeep for the structure as well as the use of the nearby clubhouse, gymnasium, golf course, and tennis courts for payment of a monthly fee.</p>	

<sup>241</sup> "Moir Group Record Set During 1969," *Los Angeles Times*, April 12, 1970.

<sup>242</sup> Ad for Roy Fey's Canyon Estates, undated, [www.pscanyonestates.com/history/](http://www.pscanyonestates.com/history/) (accessed November 2014).

<sup>243</sup> The number of units is inconsistent with newspaper information that suggests that by June of 1975, 246 of the constructed 254 condominiums had been purchased.

<sup>244</sup> "New Residential Complex in Palm Springs," *The Desert Sun*, April 30, 1970, 14.

<sup>245</sup> Canyon Estates Ad, *Palm Springs Life*, December 1969, 30.

<sup>246</sup> The architect(s) of these residences is unknown at this time.

#### FINAL DRAFT-FOR CITY COUNCIL APPROVAL

## City of Palm Springs

## Citywide Historic Context Statement & Survey Findings

	In 1975, Fey expanded the development of his executive homes even further to include 26 homes in the area north of Laverne Way as Canyon Vista Estates (Tract 6839). The model home featured in advertising still stands at 1642 La Verne Way (1976). <sup>247</sup>
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<sup>247</sup> Architect unknown at this time.

IN THE CITY OF PALM SPRINGS

## TRACT NO. 3955

BEING A RESUBDIVISION OF LOTS J, 86 TO 90 INCLUSIVE OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52 PAGES 58, 59  
AND 60, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1 2 OF THE E. 1 2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

MARCH 1971  
WEBB ENGINEERING, INC.

SHEET 1 OF 3 SHEETS

FILED

ON July 1 - 1971  
AT 10:45 A.M.  
NO. 71952  
W. D. BALOGH - COUNTY RECORDER  
BY Ann Blough DEPUTY  
FEE \$9.00  
FILED BY City Clerk  
Sub. Gtec By - S.T.I. Co.

## PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 3955 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 20<sup>TH</sup> DAY OF JANUARY 1971, AND THE TENTATIVE MAP OF SAID TRACT WAS APPROVED JANUARY 20, 1971

Richard J. Smith  
SECRETARY

## CITY CLERK'S CERTIFICATE

~~I, F. D. ALESBERRY~~ CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 28 DAY OF June 1971, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 3955.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 28 DAY OF June 1971

J. P. Nicholson  
CITY CLERK AND EX-OFFICIO CLERK  
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 3955, CONSISTING OF 3 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 21<sup>ST</sup> DAY OF June 1971

James W. Eason RCE 11236  
DIRECTOR OF PUBLIC WORKS

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS 30 DAY OF JUNE 1971 DONNA BOUER BABCOCK  
BY Harold M. Larsen DEPUTY COUNTY TAX COLLECTOR

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF        HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED        1971

BY        DEPUTY COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS

## CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING FEBRUARY 1971. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 26<sup>TH</sup> DAY OF MARCH 1971

Robert Webb  
CIVIL ENGINEER, R.C.E. 11842

WE THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.  
LOT NO. 34 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

## OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY Graham Holmes DIRECTOR, PALM SPRINGS OFFICE

THE GREAT-WEST LIFE ASSURANCE COMPANY,  
A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.

BY M. E. McLeod BY S. F. Morgan

## NOTARY CERTIFICATE

STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }  
ON THIS 22 DAY OF June 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Graham Holmes, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES May 3, 1975

Cecilia F. Morgan  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE

## NOTARY CERTIFICATE

CANADA  
PROVINCE OF MANITOBA  
ON THIS 14<sup>th</sup> DAY OF September 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED M. E. McLeod AND J. B. Ainslie TO ME PERSONALLY KNOWN, AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF The Great-West Life Assurance Company THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT, AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID M. E. McLeod AND J. B. Ainslie SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID M. E. McLeod AND J. B. Ainslie ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

        
NOTARY PUBLIC IN AND FOR SAID  
PROVINCE OF MANITOBA

7 MB 68/82

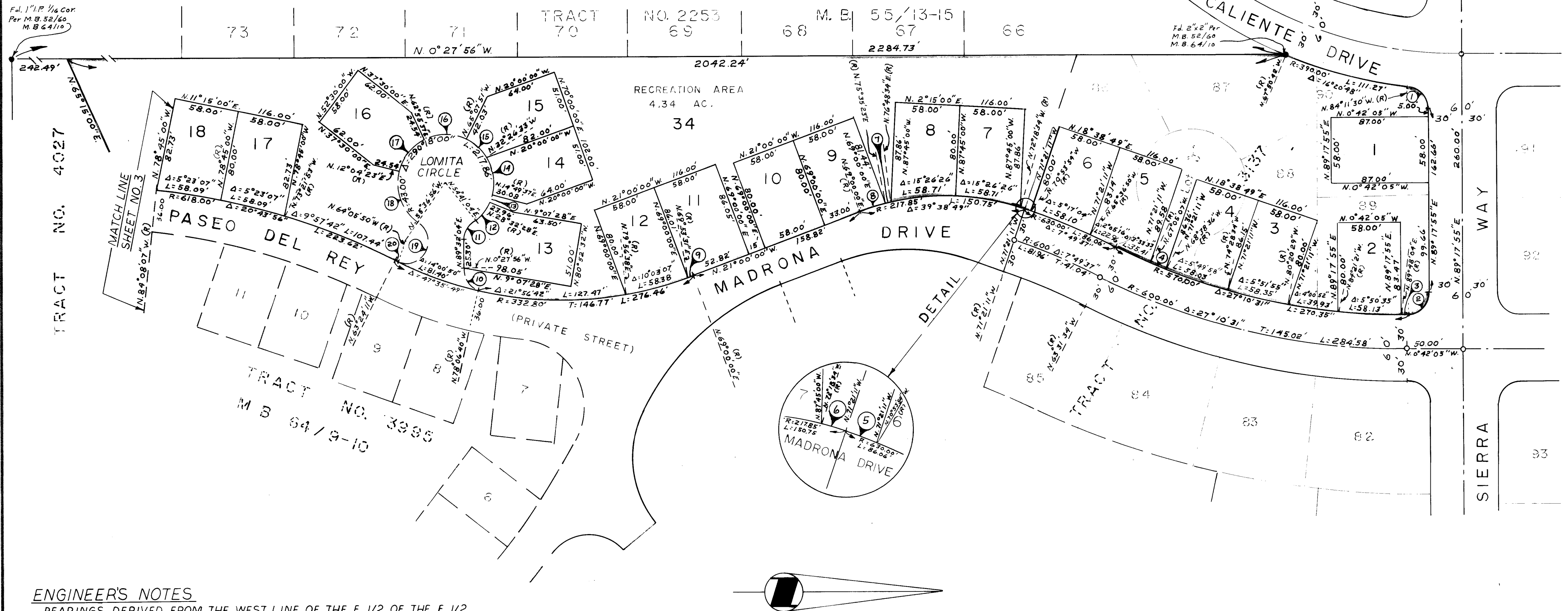


IN THE CITY OF PALM SPRINGS

## TRACT NO. 3955

BEING A RESUBDIVISION OF LOTS J, 86 TO 90 INCLUSIVE OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52 PAGES 58, 59 AND 60, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M. SCALE: 1"=60'

WEBB ENGINEERING, INC.



## ENGINEER'S NOTES

BEARINGS DERIVED FROM THE WEST LINE OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., AS SHOWN ON MAP OF TRACT NO. 3137, M.B. 52/58-60—BEING N. 00°27'56" W.

- DENOTES MONUMENTS FOUND AS PER TRACT NO. 3137, M.B. 52/58-60
  - DENOTES MONUMENTS FOUND AS SHOWN
- 2" X 2" REDWOOD STAKES TAGGED R.C.E. 11842 SET AT ALL LOT CORNERS

NO	Δ	R	T	L
1	82°22'23"	20.00	17.50	28.75
2	90°00'00"	20.00	20.00	31.42
3	0°30'09"	570.00	2.50	5.00
4	1°33'29"	570.00	7.75	15.50
5	0°27'17"	630.00	2.50	5.00
6	0°57'23"	217.85	1.82	3.64
7	1°13'11"	217.85	2.32	4.64
8	0°35'23"	217.85	12.54	25.06
9	0°53'31"	332.80	2.59	5.18
10	77°38'44"	20.00	16.09	27.10

NO	Δ	R	T	L
11	55°09'00"	20.00	10.44	19.25
12	26°08'36"	43.00	9.98	19.62
13	13°42'51"	43.00	5.17	10.29
14	47°16'10"	43.00	18.82	35.48
15	32°41'18"	43.00	12.61	24.52
16	51°56'32"	43.00	20.95	38.98
17	50°51'14"	43.00	20.44	38.17
18	67°41'19"	43.00	28.83	50.80
19	171°31'06"	20.00	269.72	59.87
20	0°41'39"	332.80	2.02	4.03



IN THE CITY OF PALM SPRINGS

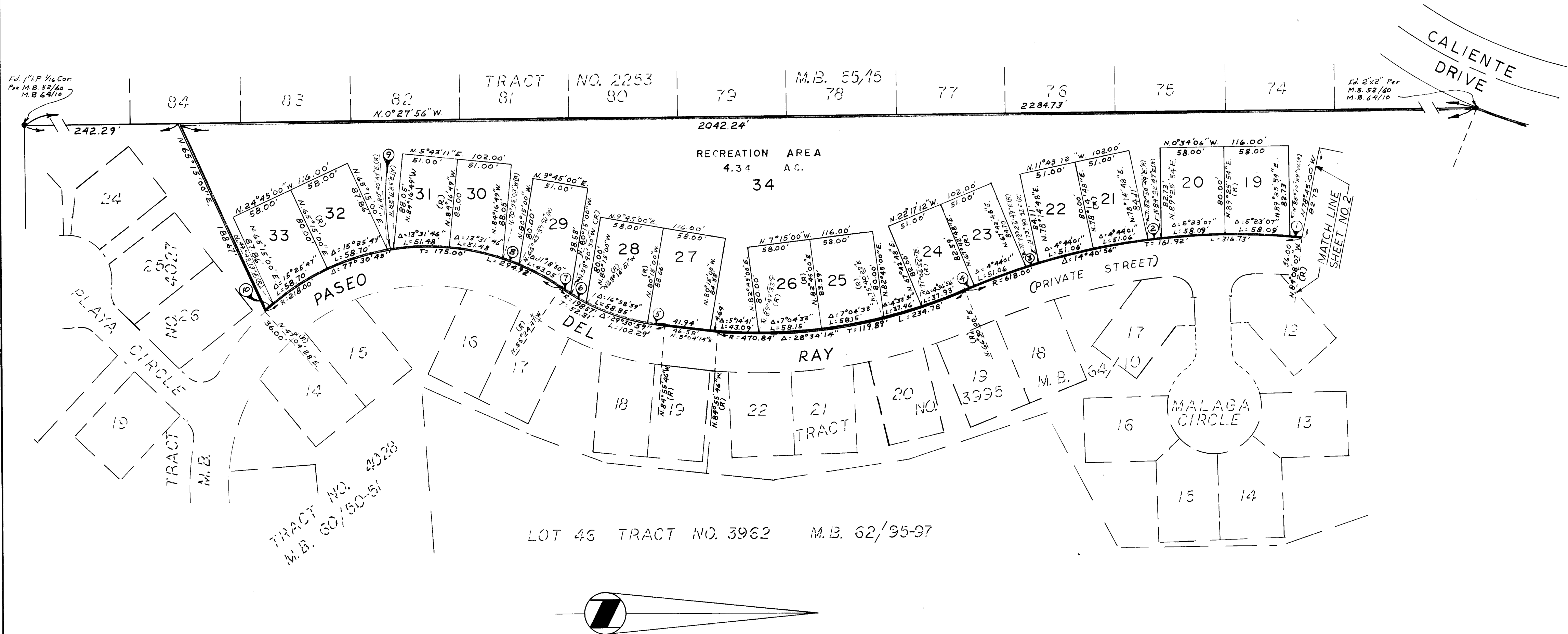
SHEET 3 OF 3 SHEETS

# TRACT NO. 3955

BEING A RESUBDIVISION OF LOTS J, 86 TO 90 INCLUSIVE OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52 PAGES 58, 59 AND 60, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S, R. 4 E., S. B. B. & M. MARCH 1971

WEBB ENGINEERING, INC.

SCALE: 1"=60'



No	Δ	R	T	L
1	1° 02' 52"	618.00'	5.65'	11.30'
2	1° 03' 58"	618.00'	5.75'	11.50'
3	1° 03' 58"	618.00'	5.75'	11.50'
4	1° 12' 48"	618.00'	6.84'	13.09'
5	4° 40' 46"	198.57'	8.11'	16.22'
6	4° 35' 11"	198.57'	7.95'	15.90'
7	3° 16' 03"	198.57'	5.66'	11.32'
8	4° 01' 24"	218.00'	7.66'	15.31'
9	1° 30' 38"	218.00'	2.87'	5.75'
10	2° 44' 45"	218.00'	5.22'	10.45'

62/95

IN THE CITY OF PALM SPRINGS

## TRACT NO. 3962

SHEET 1 OF 3 SHEETS

BEING A RE-SUBDIVISION OF LOTS 38 TO 47 INCLUSIVE, AND A PORTION OF LOT 50 OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52, PAGES 58 TO 60 INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S.B. B. & M.

JULY 1969

WEBB ENGINEERING, INC.

SCALE 1" = 60'

FILED

ON Sept. 3, 1969  
AT 12:45 P.M.  
NO. 1245  
W. D. Dole, County Recorder  
BY Deputy  
FEE \$9.00  
FILED BY City of Palm Springs  
Gte. Sec. Title Ins. Co.

## PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 3962 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 16th DAY OF July 1969.

Richard J. Smith SECRETARY

## CITY CLERK CERTIFICATE

I, Donald A. Hubbard CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 14th DAY OF August 1969, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 3962

IN WITNESS WHEREOF I HAVE HEREUNTO SET MAP HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 27th DAY OF August 1969

Donald A. Hubbard  
CITY CLERK AND EX-OFFICIO CLERK  
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

## CITY ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 3962, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 26th DAY OF August 1969

James W. Dean  
CITY ENGINEER R. C. E. 11236

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE NO LIENS AGAINST THE PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS 29th DAY OF August 1969

BY Donna B. Babcock DEPUTY COUNTY TAX COLLECTOR

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$       HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED        1969

BY        DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

## CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING JULY 1969 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS INDICATED THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATED THIS 23rd DAY OF July 1969

Robert Webb

WE THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE. LOTS 45 AND 46 ARE HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

## OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY Samuel J. Jenkins DIRECTOR, PALM SPRINGS OFFICE

THE GREAT-WEST LIFE ASSURANCE COMPANY,  
A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.

BY R. L. Kristjansson AUTHORIZED SIGNATURE  
J. B. Arcue ASSISTANT TREASURER

## NOTARY CERTIFICATE

STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }  
ON THIS 15th DAY OF August 1969, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Henry B. Jenkins KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES       

Alice M. Stevens  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE

## NOTARY CERTIFICATE

CANADA  
PROVINCE OF MANITOBA  
ON THIS 1st DAY OF August 1969, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN, PERSONALLY APPEARED R. L. Kristjansson AND J. B. Arcue TO ME PERSONALLY KNOWN, AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF THE GREAT-WEST LIFE ASSURANCE COMPANY THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT, AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID R. L. Kristjansson AND J. B. Arcue SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID R. L. Kristjansson AND J. B. Arcue ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

        
NOTARY PUBLIC IN AND FOR SAID  
PROVINCE OF MANITOBA

MB 62/95

62/96

SHEET NO 2 OF 3 SHEETS

IN THE CITY OF PALM SPRINGS  
TRACT NO. 3962

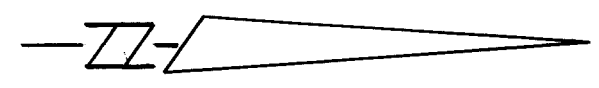
BEING A RESUBDIVISION OF LOTS 38 TO 47 INCLUSIVE, AND A PORTION OF LOT 50 OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52, PAGES 58 TO 60 INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T.4 S., R.4 E., S.B.B. & M.

JULY 1969

SCALE 1"=60'

WEBB ENGINEERING, INC.

RETURN DATA				
N <sup>o</sup>	Δ	R	T	L
1	90°00'00"	20.00	20.00	31.42
2	52°48'24"	50.00	24.82	46.08
3	23°34'42"	20.00	4.17	8.23
4	66°25'18"	20.00	13.13	23.19
5	81°47'12"	20.00	17.32	28.65
6	94°01'46"	20.00	21.45	32.82
7	91°01'46"	20.00	20.36	31.77

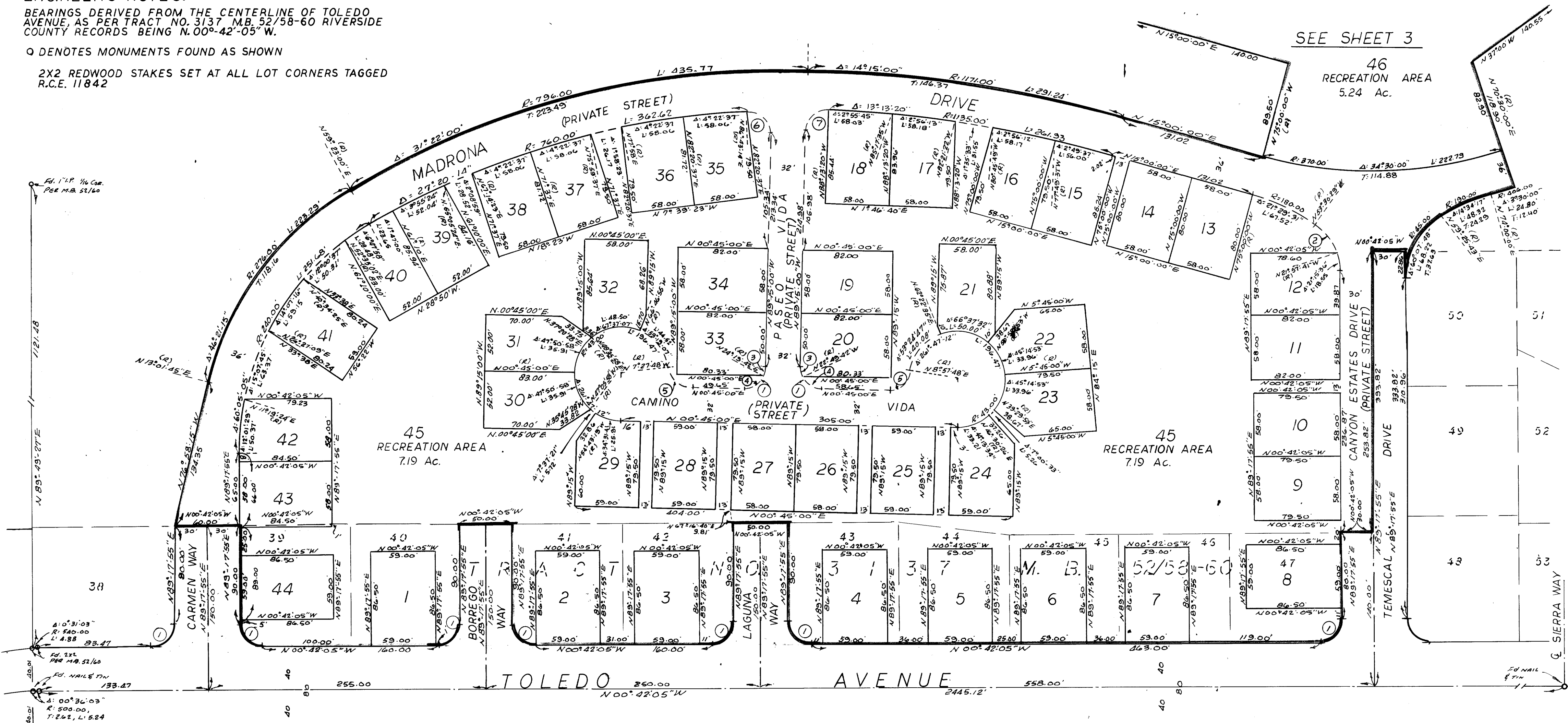


ENGINEER'S NOTES:

BEARINGS DERIVED FROM THE CENTERLINE OF TOLEDO AVENUE AS PER TRACT NO. 3137 M.B. 52/58-60 RIVERSIDE COUNTY RECORDS BEING N.00°42'05"W.

Q DENOTES MONUMENTS FOUND AS SHOWN

2X2 REDWOOD STAKES SET AT ALL LOT CORNERS TAGGED R.C.E. 11842



TRACT NO. 3137 M.B. 52/58-60

37 36 35 34 33 32 31 30 29 28 27 26 25 24

7 ME 62/96

IN THE CITY OF PALM SPRINGS  
TRACT NO. 3962

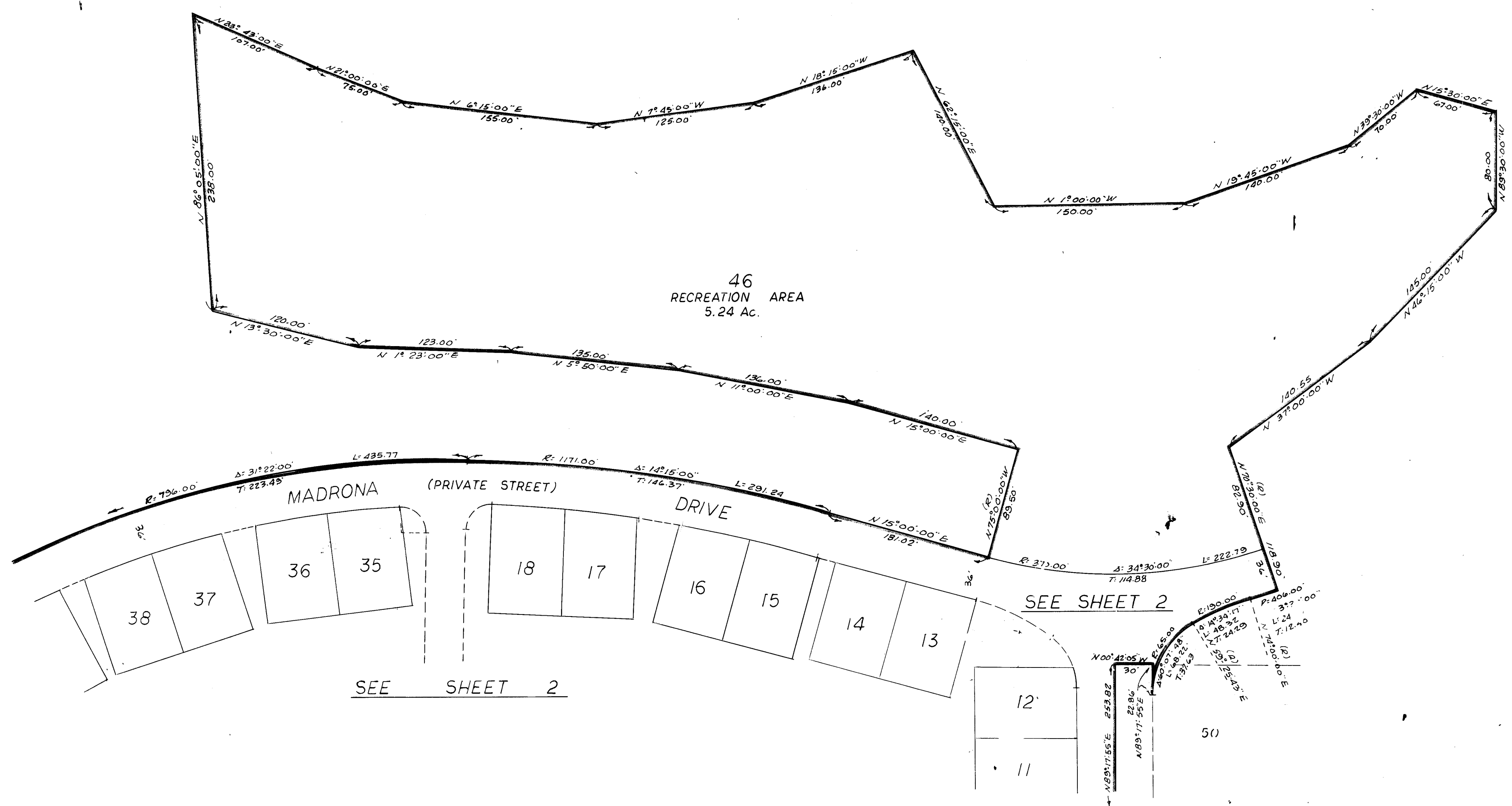
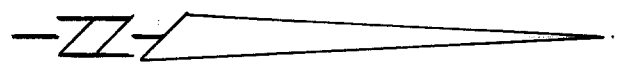
SHEET NO. 3 OF 3 SHEETS

BEING A RESUBDIVISION OF LOTS 38 TO 47 INCLUSIVE, AND A PORTION OF LOT 50 OF TRACT NO. 3137 AS RECORDED  
IN MAP BOOK 52, PAGES 58 TO 60 INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE  
E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

JULY 1969

SCALE 1" = 60'

WEBB ENGINEERING, INC.



7 MB 62/97



IN THE CITY OF PALM SPRINGS

## TRACT NO. 4027

BEING A RE-SUBDIVISION OF LOT 38, TRACT NO. 3137 AS SHOWN IN MAP BOOK 52 PAGES 58-60, RIVERSIDE COUNTY RECORDS, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T.4 S., R.4 E., S.B.B. &amp; M.

FEBRUARY 1970

WEBB ENGINEERING, INC.

SHEET 1 OF 2 SHEETS

FILED

ON APRIL 13 - 1971  
AT 2:00 PM  
NO 37780

W. D. BALOGH - COUNTY RECORDER

BY Donna B. Babcock DEPUTYFEE \$ 7.00FILED BY City Clerk

Sub. Sta. - S. T. I. Co.

## PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 4027 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 4<sup>th</sup> DAY OF MARCH 1970, AND THE TENTATIVE MAP OF SAID TRACT WAS APPROVED JULY 2, 1969.

Richard V. Smith  
SECRETARY

## CITY CLERK'S CERTIFICATE

I, F. D. ALESHIRE, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 29<sup>th</sup> DAY OF MARCH 1970, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 4027

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 12 DAY OF OCTOBER 1970

F. D. Aleshire  
CITY CLERK AND EX-OFFICIO CLERK  
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 4027 CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 30<sup>th</sup> DAY OF April 1970

James W. Eason  
DIRECTOR OF PUBLIC WORKS, R.C.E. 11236

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE COUNTY MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT taxes & special assessments collected as taxes, now a lien but not yet payable, which are estimated to be \$13,500.00.

DATED THIS 31 DAY OF MARCH 1970 DONNA BOUER BABCOCK

BY Donald M. Larsen DEPUTY COUNTY TAX COLLECTOR

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$13,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED APRIL 12<sup>th</sup> 1971 DONALD D. SULLIVAN  
BY James Hughes DEPUTY COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS

## CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING FEBRUARY 1970. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 25<sup>th</sup> DAY OF FEBRUARY 1970

Robert Webb  
CIVIL ENGINEER, R.C.E. 11842

WE, THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

LOT 27 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

## OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY R. J. McLeod DIRECTOR PALM SPRINGS OFFICE

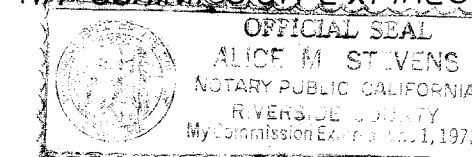
THE GREAT-WEST LIFE ASSURANCE COMPANY  
A CANADIAN CORPORATION

LESSEE UNDER LEASES PS-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.

BY M. E. McLeod BY Alice M. Stevens

## NOTARY CERTIFICATE

STATE OF CALIFORNIA } ss.  
COUNTY OF RIVERSIDE }  
ON THIS 12 DAY OF October 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R. S. McDermett KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 6-1-73



Alice M. Stevens  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE

## NOTARY CERTIFICATE

CANADA  
PROVINCE OF MANITOBA  
ON THIS 10th DAY OF September 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED M. E. McLeod AND J. B. Ainslie TO ME PERSONALLY KNOWN AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF The Great-West Life Assurance Company THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID M. E. McLeod AND J. B. Ainslie SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID M. E. McLeod AND J. B. Ainslie ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Robert Webb  
NOTARY PUBLIC IN AND FOR SAID  
PROVINCE OF MANITOBA

7 MB67/89



IN THE CITY OF PALM SPRINGS

**TRACT NO. 4027**

BEING A RE-SUBDIVISION OF LOT 38, TRACT NO. 3137, AS SHOWN IN MAP BOOK 52  
PAGES 58-60, RIVERSIDE COUNTY RECORDS, ALSO BEING A PORTION OF THE E. 1/2  
OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

FEBRUARY 1970

SCALE: 1" = 60'

WEBB ENGINEERING, INC.  
618 EAST SUNNY DUNES ROAD  
PALM SPRINGS, CALIFORNIA

SHEET 2 OF 2 SHEETS

Ed. 287 Per  
M.B. 52/60  
M.B. 67/10



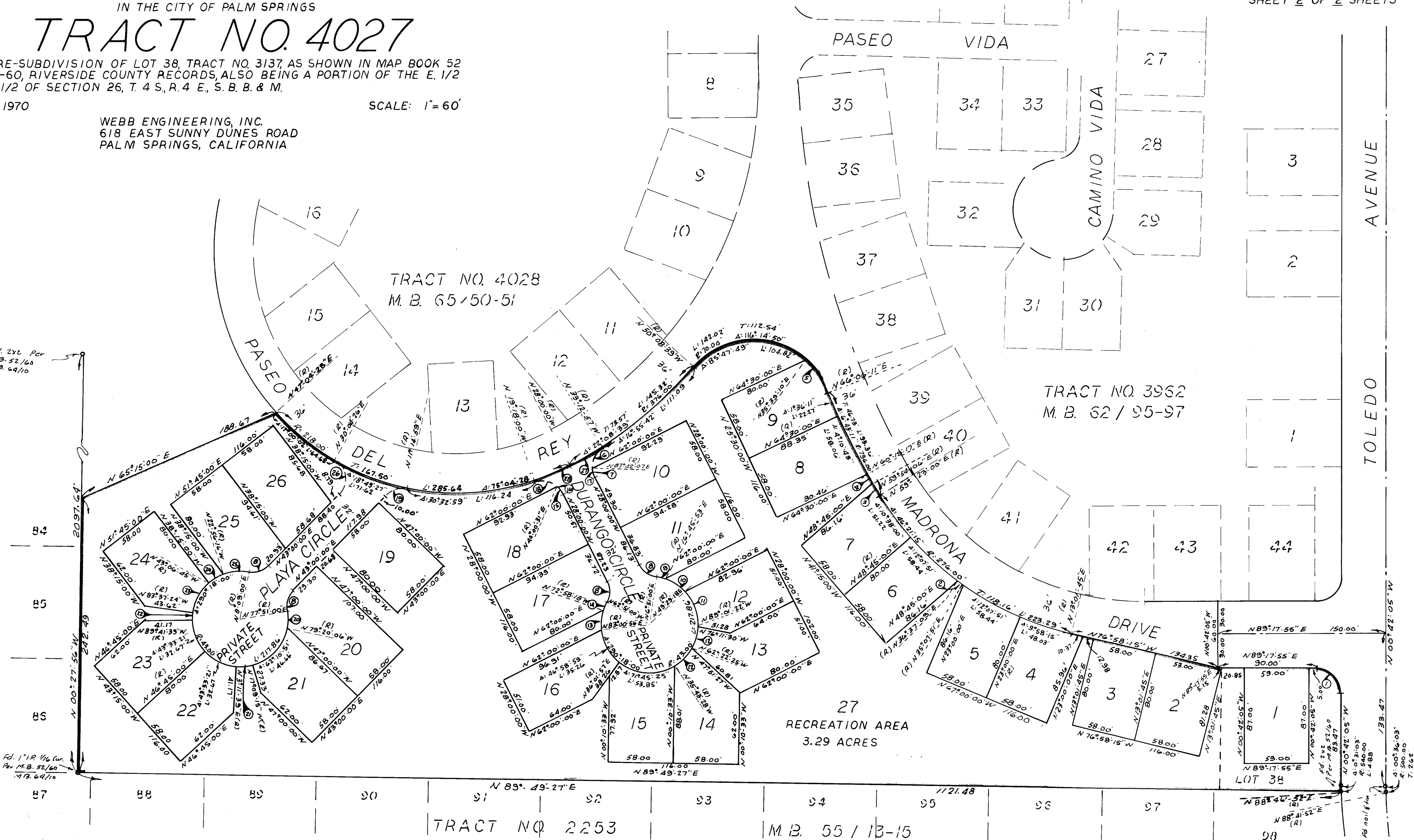
Ed. 1184 Per  
M.B. 52/60  
M.B. 67/10

**ENGINEER'S NOTES:**

BEARINGS DERIVED FROM THE CENTERLINE OF TOLEDO  
AVENUE AS PER TRACT NO. 3137, M.B. 52/58-60, RIVERSIDE  
COUNTY RECORDS, BEING N. 00°42'05" W.

O DENOTES MONUMENTS FOUND AS SHOWN

2" X 2" REDWOOD STAKES SET AT ALL LOT CORNERS TAGGED  
R.C.E. 11842

**CURVE DATA**

NO.	Δ	R	T	L
1	90°00'00"	20.00'	20.00'	31.41'
2	1°29'18"	276.00'	—	7.17'
3	0°31'06"	796.00'	—	7.20'
4	0°25'11"	796.00'	—	5.83'
5	30°27'01"	70.00'	—	37.20'
6	59°04'56"	20.00'	—	20.62'
7	25°42'07"	20.00'	—	8.97'
8	55°09'00"	20.00'	10.44'	19.25'
9	9°54'53"	43.00'	—	7.44'
10	32°43'25"	43.00'	—	24.56'
11	41°29'20"	43.00'	—	31.14'
12	26°38'57"	43.00'	—	20.00'
13	24°00'46"	43.00'	—	18.02'
14	10°07'18"	43.00'	—	7.59'

NO.	Δ	R	T	L
15	21°59'29"	20.00'	—	7.68'
16	81°18'00"	20.00'	—	28.38'
17	84°47'03"	20.00'	18.26'	29.60'
18	59°18'31"	20.00'	—	20.70'
19	58°14'59"	20.00'	11.14'	20.33'
20	22°48'54"	43.00'	—	17.12'
21	20°20'54"	43.00'	—	15.27'
22	6°04'15"	43.00'	—	4.56'
23	40°30'39"	43.00'	—	30.40'
24	20°10'29"	43.00'	—	15.14'
25	31°05'16"	43.00'	—	23.33'
26	102°55'34"	20.00'	25.11'	35.93'
27	5°12'57"	376.00'	—	34.23'
28	8°42'00"	218.00'	—	33.10'

MB 67/90

IN THE CITY OF PALM SPRINGS

# TRACT NO. 4028

BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. &amp; M.

JANUARY 1970

WEBB ENGINEERING, INC.

SHEET 1 OF 2 SHEETS

**FILED**

ON APRIL 15 - 1970  
 AT 2:00 P.M.  
 NO. 3281  
 W. D. BALOGH  
 COUNTY RECORDER  
 BY James Blum DEPUTY  
 FEE \$7.00  
 FILED BY City Clerk  
 SUB. GTEE. BY - S.T.I.CO.

## PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 4028 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 21<sup>ST</sup> DAY OF JANUARY 1970

Tentative Approved  
 July 2, 1969.  
Richard J. Smith SECRETARY

## CITY CLERK'S CERTIFICATE

I, F.D. ALESKIRE CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 9<sup>TH</sup> DAY OF FEBRUARY 1969, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 4028

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 6 DAY OF MARCH 1970

F.D. Aleskire  
 CITY CLERK AND EX-OFFICIO CLERK  
 OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 4028 CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 6<sup>th</sup> DAY OF March 1970

Thomas W. Eisen  
 DIRECTOR OF PUBLIC WORKS, R.C.E. 11236

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 30,000.00

DATED THIS 18 DAY OF March 1970 DONNA BOUER BABCOCK  
 BY Th. Eisen DEPUTY COUNTY TAX COLLECTOR

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 30,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED APRIL 13, 1970

BY Agnes Hughes DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

## CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING DECEMBER 1969. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 12<sup>th</sup> DAY OF JANUARY 1970

A. Webster Webb  
 CIVIL ENGINEER, R.C.E. 11842

WE, THE UNDERSIGNED, BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

LOT 20 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

## OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY \_\_\_\_\_ DIRECTOR, PALM SPRINGS OFFICE

## THE GREAT-WEST LIFE ASSURANCE COMPANY,

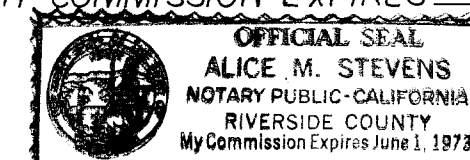
A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.

BY \_\_\_\_\_ BY R. A. Kristjansson

## NOTARY CERTIFICATE

STATE OF CALIFORNIA } SS.  
 COUNTY OF RIVERSIDE }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_



NOTARY PUBLIC IN AND FOR SAID  
 COUNTY AND STATE

## NOTARY CERTIFICATE

CANADA  
 PROVINCE OF MANITOBA  
 ON THIS 13<sup>th</sup> DAY OF FEB. 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED R. A. KRISTJANSSON AND J. B. AINSIE TO ME PERSONALLY KNOWN AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF THE GREAT-WEST LIFE ASSURANCE CO. THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID R. A. KRISTJANSSON AND J. B. AINSIE SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID R. A. KRISTJANSSON AND J. B. AINSIE ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID  
 PROVINCE OF MANITOBA

7  
 MB 65/50

IN THE CITY OF PALM SPRINGS

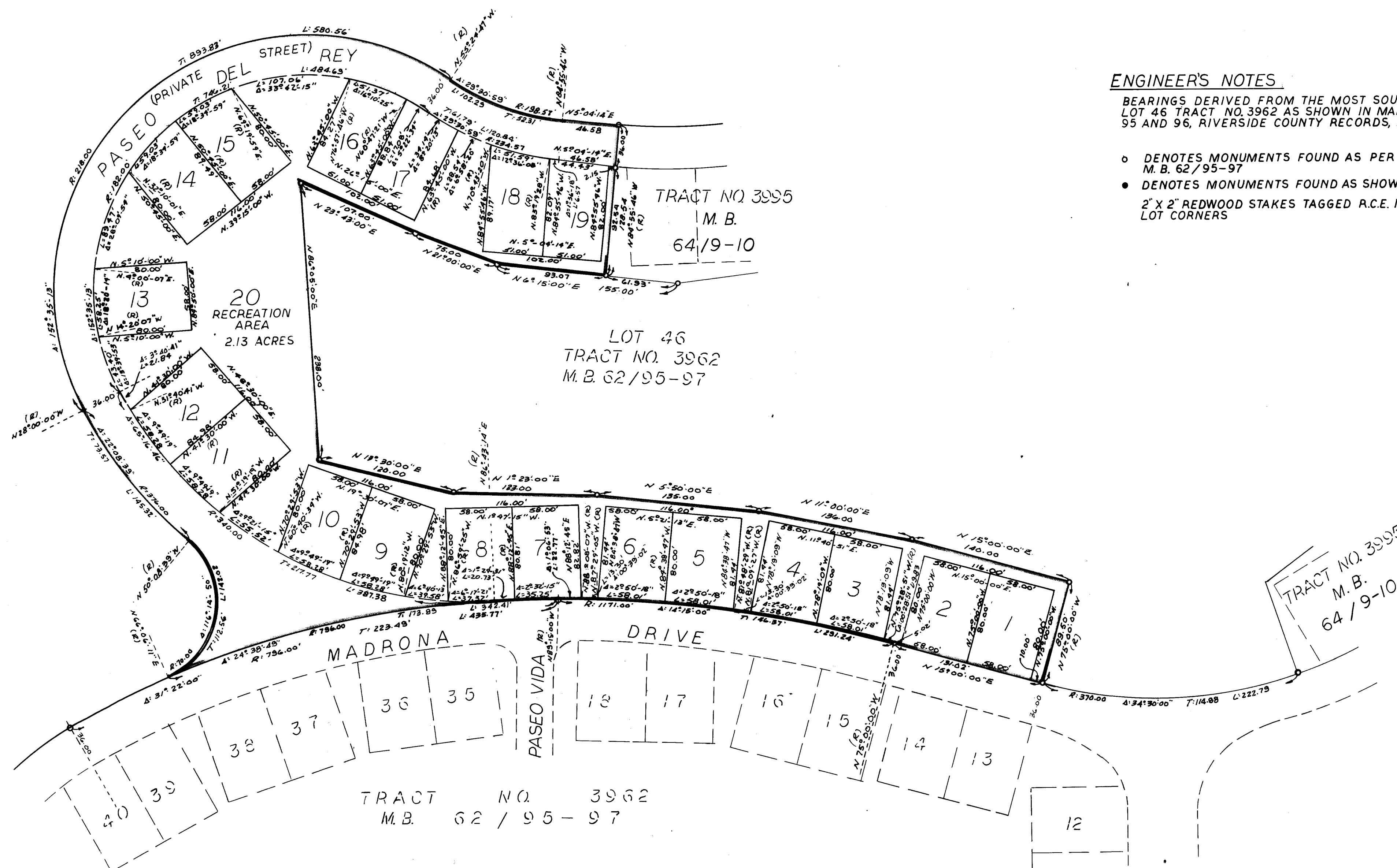
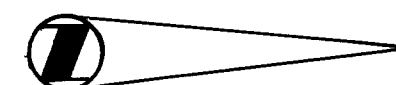
SHEET 2 OF 2 SHEETS

# TRACT NO. 4028

BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.  
JANUARY 1970

SCALE: 1"=60'

WEBB ENGINEERING, INC.



## ENGINEER'S NOTES

BEARINGS DERIVED FROM THE MOST SOUTHERLY LINE OF LOT 46 TRACT NO. 3962 AS SHOWN IN MAP BOOK 62 PAGES 95 AND 96, RIVERSIDE COUNTY RECORDS, BEING N. 86°05'00"E.

- DENOTES MONUMENTS FOUND AS PER TRACT NO. 3962, M. B. 62/95-97
  - DENOTES MONUMENTS FOUND AS SHOWN
- 2" X 2" REDWOOD STAKES TAGGED R.C.E. 11842 SET AT ALL LOT CORNERS

TRACT NO. 3995  
M.B. 64/9-10

TRACT NO. 3962  
M.B. 62/95-97

7 MB65/51



IN THE CITY OF PALM SPRINGS

## TRACT NO. 4029

BEING A RE-SUBDIVISION OF LOTS 76 TO 85, INCLUSIVE, AND LOT L OF TRACT NO. 3137 AS SHOWN ON MAP IN BOOK 52 PAGES 58 TO 60, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T.4 S., R.4 E., S. B. B. & M.

SEPT. 1971  
WEBB ENGINEERING, INC.

SHEET 1 OF 2 SHEETS

FILED

ON November 23-1971  
AT 2:35 PM  
NO. 134268

W. P. BALOGH, County Recorder  
BY Ann B. Vaughn DEPUTY  
FEE \$ 7.00  
FILED BY City Clerk  
Sub. Steele - S. F. 1.00

## PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 4029 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 6th DAY OF OCTOBER, 1971, AND THE TENTATIVE MAP OF SAID TRACT WAS APPROVED JANUARY 7, 1970, AS EXTENDED AND APPROVED JUNE 16, 1971.

Richard J. Smith  
SECRETARY

## CITY CLERK'S CERTIFICATE

I, ED. ALESHIRE CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS STATE OF CALIFORNIA HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 22nd DAY OF OCTOBER, 1971, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 4029.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 22 DAY OF NOVEMBER, 1971

J. D. Aleshire  
CITY CLERK AND EX-OFFICIO CLERK  
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 4029, CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 23rd DAY OF Nov., 1971

Thomas W. Patten  
DIRECTOR OF PUBLIC WORKS, R.C.E. 11236

## TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS 23 DAY OF NOV., 1971 DONNA BOUER BABCOCK  
BY Donald M. Larsen DEPUTY COUNTY TAX COLLECTOR

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$        HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED        1971

BY        DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.

## CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING APRIL 1970. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED. THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 24th DAY OF MAY, 1970

Robert Webb  
CIVIL ENGINEER, R.C.E. 11842

WE, THE UNDERSIGNED, BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

LOT 29 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

## OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY R. M. Smith DIRECTOR PALM SPRINGS OFFICE

THE GREAT-WEST LIFE ASSURANCE COMPANY  
A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND ~~123~~, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ~~ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES~~ ALLOTTEE NO. ~~PS-74~~ RESPECTIVELY.

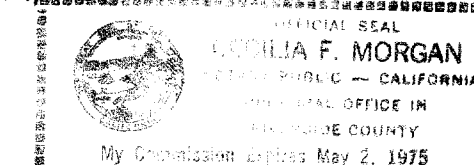
BY M. E. McLeod BY Cecilia F. Morgan

## NOTARY CERTIFICATE

STATE OF CALIFORNIA } SS.  
COUNTY OF RIVERSIDE }  
ON THIS 22 DAY OF September, 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED R. S. McDermott KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES May 2, 1975



Cecilia F. Morgan  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE

## NOTARY CERTIFICATE

CANADA  
PROVINCE OF MANITOBA  
ON THIS 14th DAY OF September, 1970, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED M. E. McLeod AND J. B. Ainslie TO ME PERSONALLY KNOWN AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF The Great-West Life Assurance Company THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID M. E. McLeod AND J. B. Ainslie SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID M. E. McLeod AND J. B. Ainslie ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ed. Ainslie  
NOTARY PUBLIC IN AND FOR SAID  
PROVINCE OF MANITOBA

IN THE CITY OF PALM SPRINGS

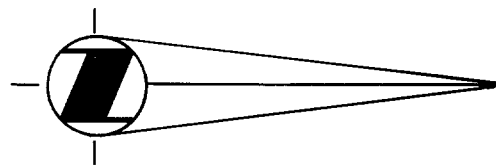
# TRACT NO. 4029

BEING A RE-SUBDIVISION OF LOTS 76 TO 85, INCLUSIVE, AND LOT L OF TRACT NO. 3137 AS SHOWN ON MAP IN BOOK 52 PAGES 58 TO 60, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

SEPT. 1971

WEBB ENGINEERING, INC.

SCALE: 1"=60'



## ENGINEER'S NOTES

BEARINGS DERIVED FROM THE WEST LINE OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., AS SHOWN ON MAP OF TRACT NO. 3137, M.B. 52 58-60 BEING N. 00°27'56" W.

○ DENOTES MONUMENTS FOUND AS PER TRACT NO. 3137

● DENOTES MONUMENTS FOUND AS SHOWN

2 X 2 REDWOOD STAKES TAGGED R.C.E. 11842 SET AT ALL LOT CORNERS

CURVE DATA				
NO.	Δ	R	T	L
1	90°	20.00'	20.00'	31.42'
2	14°28'40"	20.00'	2.54'	5.05'
3	75°31'20"	20.00'	15.49'	26.37'
4	1°01'08"	630.00'	5.60'	11.20'
5	1°30'29"	570.00'	7.50'	15.00'
6	3°41'18"	326.45'	-	21.01'





TRACT NO. 4030

WEBB ENGINEERING INC.  
JANUARY, 1972

FILED

Sub. GTEE, B4 - S. t. i. c. o.

JUNE 16, 1971

Richard J. Smith SECRETARY

Waleshire

March 1972  
Thomas W. Casem

DATED THIS 16 DAY OF May 1972 DONNA BOUER BABCOCK  
BY Harold M. Larsen DEPUTY COUNTY TAX COLLECTOR

DATED \_\_\_\_\_ 1972

DATED THIS 2<sup>ND</sup> DAY OF FEBRUARY 1972

NOTARY PUBLIC IN AND FOR SAID  
PROVINCE OF MANITOBA  
MY COMMISSION DOES NOT EXPIRE IN  
AS MUCH AS I AM A MEMBER IN GOOD  
STANDING OF THE LAW SOCIETY OF MANITOBA

MB 72/33

Surveyors Copy

72/

34

~ CURVE DATA ~

NO.	Δ	R	T	L
1	30°	20'	20'	31.42'
2	49°59'41"	20'	9.32'	17.45'
3	16°51'29"	20'	2.96'	5.88'
4	33°08'12"	20'	5.95'	11.57'
5	0°15'13"	1130'	2.50'	5.00'
6	0°29'43"	1130'	4.88'	9.77'
7	0°51'34"	1130'	8.48'	16.95'
8	1°33'03"	369.43'	5.00'	10.00'
9	0°48'56"	1036'	7.37'	14.75'
10	0°49'47"	1036'	7.50'	15.00'
11	35°49'26"	39.08'	12.63'	24.44'
12	67°39'48"	39.08'	26.19'	46.16'

# IN THE CITY OF PALM SPRINGS

## TRACT NO. 4030

BEING A SUBDIVISION OF LOTS 48 TO 75 INCLUSIVELY AND "R" (AS VACATED) OF TRACT 3137 AS SHOWN IN BOOK 52 PAGE 58 TO 60 RIVERSIDE COUNTY RECORDS, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 28, T. 4 S., R. 4 E., S.B.B. & M.

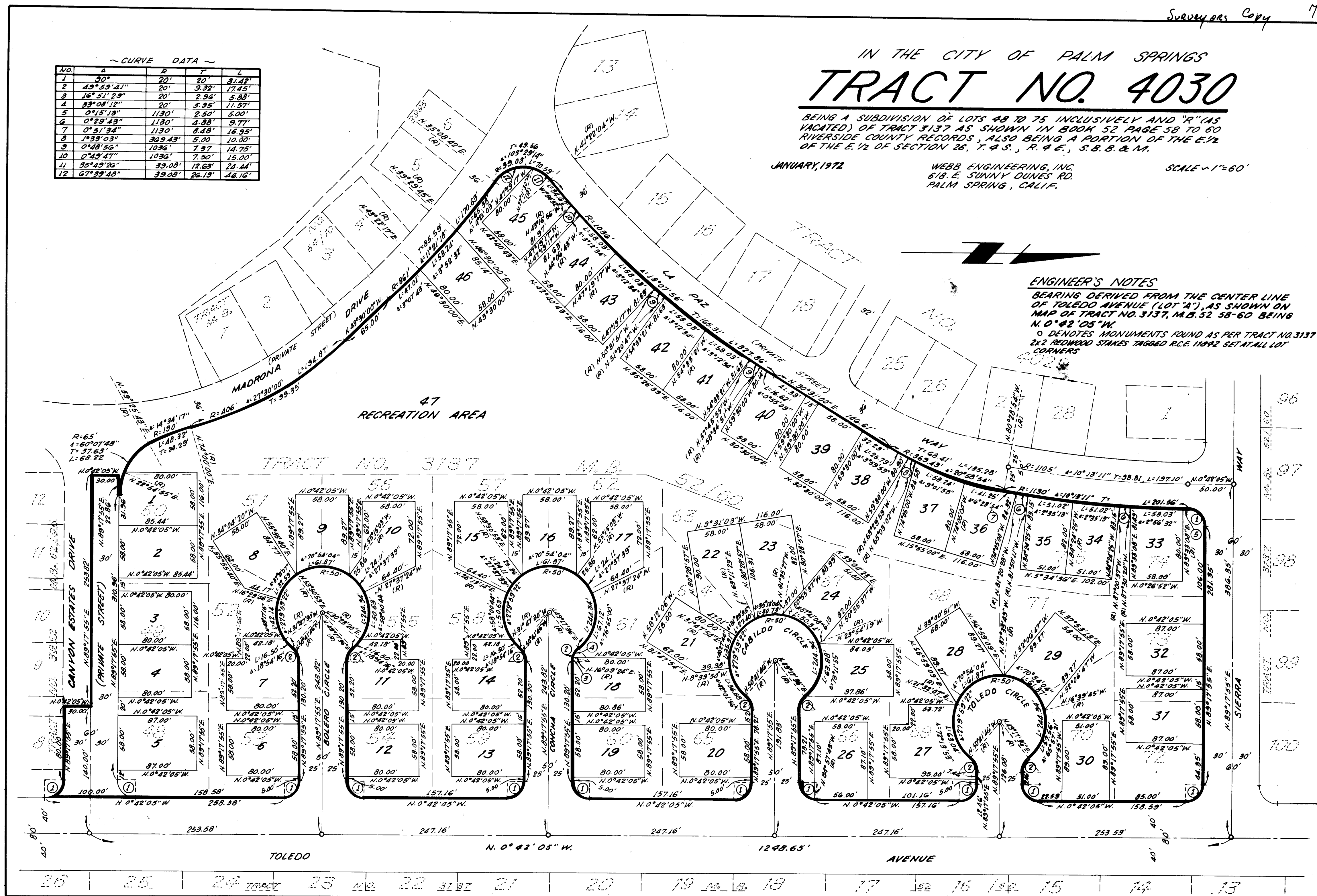
JANUARY, 1972

WEBB ENGINEERING, INC.  
618 E. SUNNY DUNES RD.  
PALM SPRING, CALIF.

SCALE 1"=60'

### ENGINEER'S NOTES

BEARING DERIVED FROM THE CENTER LINE OF TOLEDO AVENUE (LOT "A"), AS SHOWN ON MAP OF TRACT NO. 3137, M.B. 52 58-60 BEING N. 0°42'05"W.  
O DENOTES MONUMENTS FOUND AS PER TRACT NO. 3137  
2X2 REDWOOD STAKES TAGGED R.C.E. 11892 SET AT ALL LOT CORNERS

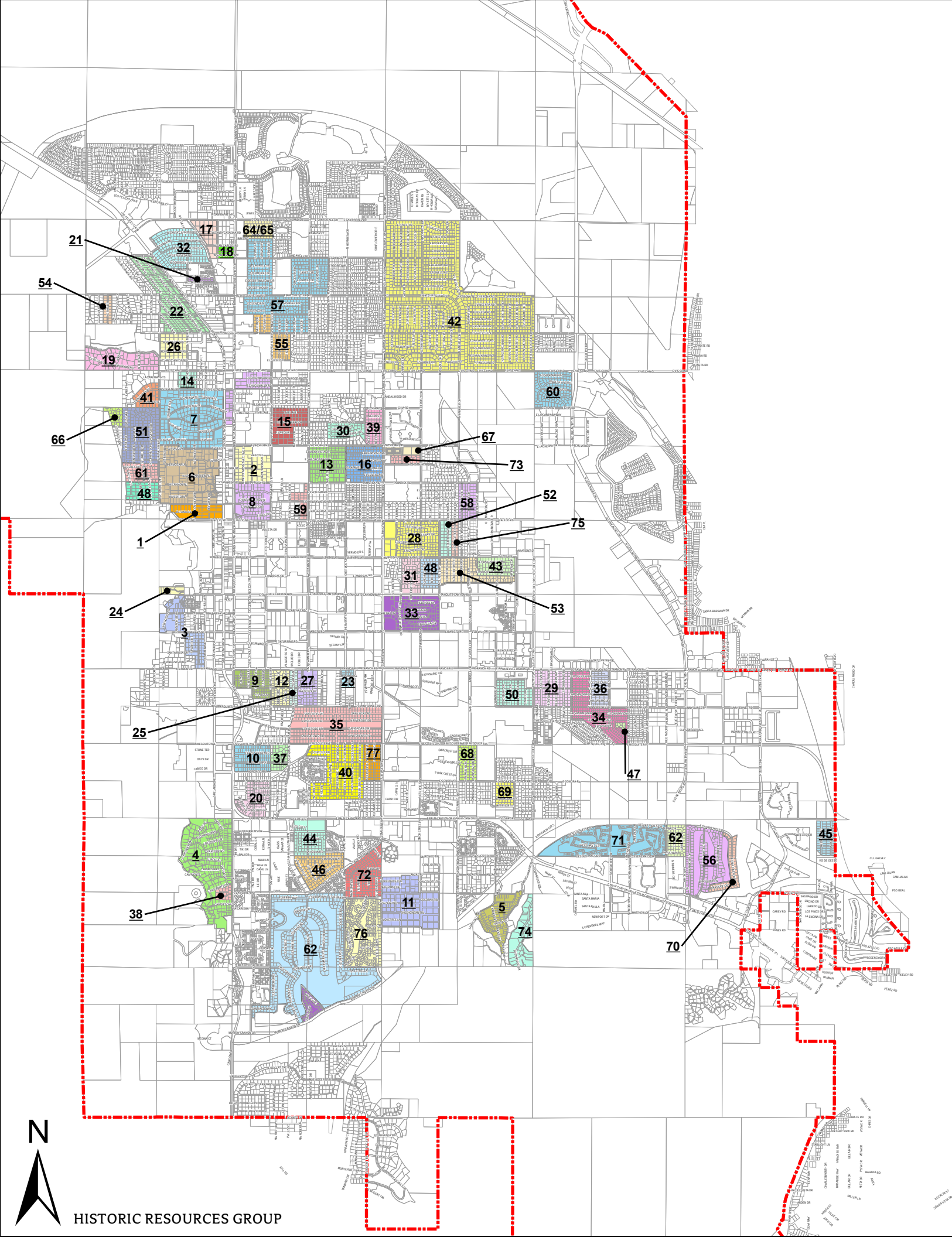


7 MB 72/34



# OVERVIEW OF TRACT DEVELOPMENT

\*Map numbers correspond to the Overview of Tract Development section of the Historic Context Statement (Appendix B)



1. Vista Acres
2. Las Hacienditas
3. Tahquitz Park Tracts #1 and #2 (Tennis Club Neighborhood)
4. Palm Canyon Mesa
5. Araby Tract
6. Merito Vista
7. Las Palmas Estates
8. Palm Springs Estates
9. Vista Santa Rosa
10. Palos Verdes Tract
11. Smoke Tree Ranch
12. Indian Trail Tract
13. La Rambla
14. Chino Canyon Mesa
15. Desert Sands
16. El Mirador Estates
17. Vista del Monte
18. Racquet Club Colony
19. Little Tuscany
20. Palm Highlands Tract
21. Palm Springs Desert Estates
22. Palm Springs Village
23. Ramon Tract
24. Palm Springs Palisades (Part of the Tennis Club Neighborhood)
25. Warm Sands
26. Chino Mesa Estates
27. Warm Sands Park
28. Desert Palms Estates
29. Desert Tract
30. El Mirador Park
31. Luring Sands Park
32. Palm Springs Estates (Spaulding)
33. San Jacinto Estates
34. Vista Del Cielo
35. Tahquitz River Estates
36. Val Vista
37. Venable Tract
38. Lilliana Gardens
39. Bel Vista Tract
40. Deep Well Ranch Estates
41. Palm Vista Estates
42. Ranch Club Estates/Desert Park Estates
43. Sunmor Estates
44. Twin Palms Estates
45. Crossley Tract
46. El Camino Estates
47. Karlisa Cove
48. Palm Lane
49. Mountain View Estates
50. Ramon Rise Estates
51. Vista Las Palmas
52. Burton Tract
53. Enchanted Homes
54. Janis' Hilltop Estates
55. Chino Palms Estates
56. Palm Springs Golf Club
57. Racquet Club Road Estates
58. Alejo Palms
59. Caballeros Estates
60. El Rancho Vista Estates
61. Golden Vista Estates
62. Canyon Country Club
63. Golf Club Estates
64. Calcor Prefabricated Homes/Steel Development Houses
65. New Riviera
66. Las Palmas Summit
67. Desert Lanai
68. Farrell Canyon Estates
69. Araby Estates
70. Green Fairway Estates
71. Seven Lakes Country Club
72. Smoke Canyon Estates
73. Sunrise Estates
74. Southridge Estates
75. Orchid Tree Lane
76. Canyon Estates
77. Sun View Estates

# Appendix C & D: Survey Findings

## OVERVIEW

The survey findings summarized here and included in the Access-based database prepared as part of this project include:

- Updated evaluations for properties that were listed in the 2014 City Historic Resources Database.
- Identification of additional properties that appear eligible for listing at the federal, state, or local levels based on the contexts and themes developed in the historic context statement; many of these are not visible from the public right-of-way, but are flagged for their potential significance pending an evaluation of historic integrity.
- Identification of potential historic districts.
- Identification of potential planning districts, which do not retain sufficient integrity for historic designation, but which may warrant special consideration in the local planning process.

The field team conducted a reconnaissance or “windshield” survey of the entire city; however, in general only those properties that appear eligible for historic designation were documented in the database. All properties and neighborhoods that were documented as part of this project were observed and photographed from the public right-of-way. A considerable obstacle in Palm Springs is that many potentially significant properties are not visible from the street. Those properties that are not fully visible, but for which there is a known historic association, were documented in the database with all available information. There are several significant subdivisions and neighborhoods, including Southridge Estates and Smoke Tree Ranch, which are not included in the survey findings as those neighborhoods are not accessible to the public. Those areas should be included in future studies, if possible.

## California Historical Resources Status Codes

Each property has been assigned the appropriate California Historical Resource Status Codes (“Status Code”) in the database. These codes are used by the California State Office of Historic Preservation to reflect designations or eligibility for the National Register of Historic Places, the California Register of Historical Resources, and for local designation.

A list of all status codes established by the California Office of Historic Preservation is included below. In general, the status codes applied by HRG in this survey are as follows:

- **1S:** Individual property listed in National Register (NR) by the Keeper. Listed in the California Register (CR).
- **2S:** Individual property determined eligible for the NR by the Keeper. Listed in the CR.
- **3S:** Appears eligible for NR as an individual property through survey evaluation.

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

**City of Palm Springs**

**Citywide Historic Context Statement & Survey Findings**

HISTORIC RESOURCES GROUP

- **3D:** Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- **3B:** Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- **3CS:** Appears eligible for CR as an individual property through survey evaluation.
- **3CD:** Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- **3CB:** Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- **5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.
- **5D3:** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- **5B:** Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
- **6L:** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- **6Z:** Found ineligible for local designation through survey evaluation.
- **7R:** Identified in reconnaissance level survey: not evaluated. (This was used for properties that are not visible from the public right-of-way and therefore need additional information in order to complete the evaluation.)

#### INDIVIDUALLY SIGNIFICANT PROPERTIES

The list of properties evaluated as individually eligible for historic landmark designation is representative of all periods of development in Palm Springs, but is largely composed of residential buildings constructed between the 1930s and 1969. These include intact examples of early residences that are scattered throughout pre-World War II subdivisions in the city, along with notable examples of early- and mid-20<sup>th</sup> century architectural styles, many of which were designed by prominent local architects.

Commercial properties found individually eligible for historic landmark designation represent a range of development periods, building types, and architectural styles. These properties document the growth of the tourism industry in the region, as well as local businesses serving the commercial needs of the community. Many of the earliest extant commercial properties are clustered in the City's central business district; many of the prominent early examples have already been designated individually or as part of the Las Palmas Business Historic District. Properties developed along the commercial corridor created by Palm Canyon and Indian Canyon Drives, including a number of roadside lodging properties, represent the increasing importance of automobile travel during the 20<sup>th</sup> century. A small number of civic or institutional properties from both the pre- and post-World War II periods were also found to be individually eligible for historic designation.



A list of individual properties that were evaluated as part of this survey (and are therefore documented in the database) is included in the list in Appendix C.

**HISTORIC AND PLANNING DISTRICTS**

The survey identified nine potential historic districts that meet the registration requirements for listing at the federal, state, or local levels. For each district, individual properties were evaluated as contributors or non-contributors based on whether they were constructed during the period of significance, and whether they retain sufficient historic integrity to convey their significance as part of the district. The identified historic districts are:

1. Caballeros Estates
2. Deep Well Ranch
3. El Rancho Vista
4. Las Palmas Summit
5. Racquet Club Road Estates
6. Sunmor / Enchanted Homes
7. Twin Palms
8. Vista Las Palmas
9. Vista Santa Rosa

In addition, there are four pre-World War II subdivisions that do not retain sufficient integrity for designation as historic districts but represent an early period of the city's residential development and contain important features that should be considered for local planning purposes. For these potential planning districts, standard practice is not to identify contributors and non-contributors; instead, the overall character of the neighborhood and any important planning features are described for future consideration. The identified planning districts are:

1. Indian Trail
2. Las Palmas Estates
3. Merito Vista
4. Movie Colony

Documentation of the potential historic and planning districts is included in Appendix D.

**1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

**2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

**3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

**4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

**5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

**6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

**7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

Contact the Planning Department for more info at 760 323 8245

Last date revised: January 2019.

ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
1110		ABRIGO	RD	1958			5D3	Contributor to Vista Las Palmas	
1111		ABRIGO	RD	1960			5D3	Contributor to Vista Las Palmas	
1134		ABRIGO	RD	1958			5D3	Contributor to Vista Las Palmas	
1139		ABRIGO	RD	1961			5D3	Contributor to Vista Las Palmas	
1197		ABRIGO	RD	1960			7R	Property not visible from public right-of-way in Vista Las Palmas	
1266		ABRIGO	RD	1959			5D3	Contributor to Vista Las Palmas	
1267		ABRIGO	RD	1959			5D3	Contributor to Vista Las Palmas	
2333		ACE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
2360		ACE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
1080	E	ADOBE	WAY	1961			5D3	Contributor to Racquet Club Road Estates	
1150	E	ADOBE	WAY	1961			5D3	Contributor to Racquet Club Road Estates	
1155	E	ADOBE	WAY	1962			5D3	Contributor to Racquet Club Road Estates	
205		AIRLANE	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
206		AIRLANE	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
207		AIRLANE	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
215		AIRLANE	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
260		AIRLANE	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
277	E	Alejo	Rd	1965	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features, including the flat roof with cantilevered canopies, concrete and metal screens, and decorative fascia.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. The 57-unit Villa Alejo is a Mid-century Modern-style building on a 2 3/4-acre site containing one- and two-bedroom units and four 3,000 square foot penthouses. The square-shaped plan wrapped around landscaped grounds with mineral pool, gymnasium, putting green, paddle tennis, ping pong, shuffle board, and other recreational facilities. Decks and patios of the units open onto the interior courtyard. Villa Alejo was developed by Meyer and Koozin.
1148	E	Alejo	Rd	1947		77	5S1	Designated, did not re-evaluate. (HSPB-77).	
1555	E	Alejo	Rd	1965	Yes		5S3	This property is significant as an excellent example of Late Modern/Expressionist ecclesiastical architecture by noted Southern California church designer Hal C. Whittemore. It features quality of design and distinctive details including bold geometric volumes, concrete wall planes with overlapping edges, and a leaded, stained glass wall.	The population growth in Palm Springs accelerated in the 1950s, bringing a demand for civic and institutional necessities such as schools, religious buildings, libraries, museums, a city hall and police headquarters, as well as offices, stores, and housing. Usually designed by local architects, these buildings often reflected the progressive symbolism of Modernism. United Methodist Church was designed by architect Hal C. Whittemore. Hal Case Whittemore was a Los Angeles-based architect who specialized in church architecture. During World War II, Whittemore served in the aviation division of the US Navy. After the war, he attended the University of Michigan, where he studied architecture. After graduation, he moved to California and set up practice in 1955. Between 1960 and 1962, he formed a brief partnership with Judson Wright Pittam, AIA. Whittemore is best known for the Bel Air Presbyterian Church (1961), for which he received a Merit Award from the National Conference on Church Architecture. Other works include La Tijera United Methodist Church (1958), Presbyterian Church of Pacific Palisades (1961), Trinity United Presbyterian Church (1968) in Santa Ana, and the North Valley YMCA (1969). In 1962, Whittemore’s design for the “Skychalet,” a do-it-yourself A-frame kit home, was featured at the 1962 Los Angeles Home Show and covered generously in the Los Angeles Times. For the United Methodist Church, J.B. Thompson created the cast metal cross in the reflecting pool; the stained glass window was created by Jos Maes Stained Glass. (Source: umpcs.org)
151	W	Alejo	Rd	1930		15	5S1	Designated, did not re-evaluate (HSPB-15).	Designed by Albert Martin, architect of Los Angeles City Hall. The land was purchased from the Southern Pacific Railroad. John F. Kennedy attended mass here when visiting Palm Springs. In addition to JFK, New York mayor James J. Walker also worshipped here during his 1931 stay at The Willows.
421	W	Alejo	Rd	1930			5S3	This property is significant as the former gate lodge to Ojo del Desierto. Ojo del Desierto (HSPB-19 and listed in the National Register of Historic Places) was the winter home of oilman Thomas O’Donnell, a Desert Inn regular, and his wife Dr. Winnifred Willis Jenney. Constructed in 1925 on the hillside above the Desert Inn, Ojo del Desierto was designed by William Charles Tanner, who was simultaneously working on the Desert Inn, and built by Alvah Hicks on land that had been owned by Nellie Coffman. It is also significant as the headquarters of the Committee of Twenty-Five, an important local institution that has been housed in the gatehouse since 1948.	Built as the gate lodge to the Thomas A. O'Donnell Estate, Ojo Del Desierto, the lodge was occupied from 1927 (or earlier) until 1946 by John Kline and his family. A close friend and former chauffeur of Mr. O'Donnell, Kline became the manager of the Desert Golf Course, which he superintended for decades until his death at 77 in 1958. In 1948, the gate lodge was converted into a private club, The Committee of Twenty-Five, which continues to lease the property. The Committee of Twenty-Five's member did, and continues to, include some of the foremost members of the desert community as well as figures of national and international prominence. The Committee of Twenty-Five has hosted presidents Eisenhower, Nixon, and Ford as well as educators, actors, scientists, corporate leaders, political figures, military, and aviation giants. Senator Joe McCarthy; General Jimmy Doolittle; aviatrix Jackie Cochran; Ambassador Walter Annenberg; Merv Griffin; Arnold Palmer; T. Boone Pickens, among others, have all been guests of the Committee of Twenty-Five. (via Steve Vaught) Note: Alejo Road was known as North Street until 1930.

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

Contact the Planning Department for more info at 760 323 8245

Last date revised: January 2019.

ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
447	W	Alejo	Rd	1925		19	5S1	Designated, did not re-evaluate (HSPB-19 and listed in the National Register of Historic Places).	William Charles Tanner was an artist and draftsman based first in Riverside and then Hollywood, who was not a licensed architect but who managed to secure some of the most important projects in Palm Springs in the 1920s, including the revamped Desert Inn andOjo del Desierto (“Eye of the Desert”). Ojo del Desierto (HSPB-19 and listed in the National Register of Historic Places), the winter home of oilman Thomas O’Donnell, a Desert Inn regular, and his wife Dr. Winnifred Willis Jenney, is one of the best examples of the Spanish and Mediterranean Revival in Palm Springs. Constructed in 1925 on the hillside above the Desert Inn, Ojo del Desierto was designed by Tanner, who was simultaneously working on the Desert Inn, and built by Alvah Hicks on land that had been owned by Nellie Coffman. The house was built of reinforced concrete, clad in plaster to resemble adobe, and topped with a clay tile roof. Cantilevered wood balconies shield the house from the sun, and French doors open to tiled patios and a large stone terrace with a commanding view over the city. The interior features tile floors, hooded fireplaces, exposed wood trusses, wrought iron balconies, and Mudejar-style paneled wood doors.
600		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
605		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
650		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
666		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
679		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
783		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
784		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
809		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
840		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
971		ALEXANDER	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
385		Alta Vista	Rd	1938			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). The main house may be significant as an example of pre-World War II residential development, representing an important period of growth and development in the city. The 1950 guest house may be significant as the work of prominent local architect Albert Frey. However, the property is not visible from the public right-of-way; therefore, the evaluation could not be completed.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey’s architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey’s life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey’s design legacy.
333	E	Amado	Rd	1970	Yes		7R		
1020		APACHE	RD	1957			3D	Contributor to Twin Palms Estates	
1025		APACHE	RD	1957			3D	Contributor to Twin Palms Estates	
1070		APACHE	RD	1957			3D	Contributor to Twin Palms Estates	
1847		APACHE	CIR	1957			3D	Contributor to Twin Palms Estates	
1852		APACHE	CIR	1957			3D	Contributor to Twin Palms Estates	
1860		APACHE	CIR	1957			3D	Contributor to Twin Palms Estates	
1865		APACHE	CIR	1957			3D	Contributor to Twin Palms Estates	

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

Contact the Planning Department for more info at 760 323 8245

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1070	E	Apache	Rd	1957		74	5S1	Designated, did not re-evaluate (HSPB-74).	In addition to its individual designation, this property is a contributor to the potential Twin Palms Estates Historic District. The Twin Palms Estates Historic District is eligible for listing in the National Register, the California Register, and as a local historic district. It is significant under Criterion A/1/3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city. It is the first residential development in Palm Springs by the Alexander Construction Company. It is significant under Criterion C/3/4,5 as an excellent and intact collection of Mid-century Modern residential architecture designed by prominent architects Palmer & Krisel. William Krisel also served as the landscape architect for the project.
1811		AQUANETTA	DR	1957			3D	Contributor to Twin Palms Estates	
1825		AQUANETTA	DR	1957			3D	Contributor to Twin Palms Estates	
1828		AQUANETTA	DR	1957			3D	Contributor to Twin Palms Estates	
1837		AQUANETTA	DR	1957			3D	Contributor to Twin Palms Estates	
1855		AQUANETTA	DR	1957			3D	Contributor to Twin Palms Estates	
1872		AQUANETTA	CIR	1957			3D	Contributor to Twin Palms Estates	
1750	S	Araby	Dr	1960			5S3	Park Imperial South is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an example of a Mid-century Modern garden apartment designed by noted architect Barry Berkus, reflecting design and planning principles from the period.	Park Imperial South (1960, B. A. Berkus and Associates) was developed by the Trudy Richards Company (the father and son developer team of Jack Weiss and Rickard L. Weiss). Advertised as a “resort home” in a “country club community,” Park Imperial South represented the Trudy Richards Company’s venture into condominium development along with its sister Palm Springs development, Park Imperial North. Exclusivity was a hallmark of Park Imperial marketing, emphasizing that the “private garden, swimming pool and lounging areas...may be used only by the owners of the individual residences and their invited guests.” As with other developments of the time, the “maintenance free” aspect and “virtually complete hotel service (maid, linen, clean up)” clearly positioned Park Imperial South for the resort home market. Further, the tax benefits of homeownership, “including use for rental income or business purposes,” emphasized the economic benefits of such an investment. For the design of Park Imperial South and North, the Weisses turned to young architect Barry Berkus. In Park Imperial South, the architect clustered units in groupings of three or four units around a central landscaped garden. Each two-bedroom+den/two-bathroom floor plan was designed for entertaining with a large living room, bar, enclosed private patio, and a garden dining court. Floor to ceiling glass windows and sliding doors looked out to the garden, while clerestory windows allowed for light and privacy. The Mid-century Modern style, post-and-beam units featured long low-lines, folded plate rooflines, and concrete block. In the design, Berkus also incorporated the emerging technology of “stress skin panels” with sheer properties permitting greater expanses of glass to be used. The last of the Park Imperial South units were completed in December of 1961. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC’s School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus’ first major clients was William Levitt, a real estate developer often called the “Father of American suburbia.” During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands, and Woodbridge Landing in Irvine.
1881	S	Araby	Dr	1972			5S3	This property is significant as an example of a post-World War II hotel, reflecting the growth of the tourism industry during the postwar era; and as an excellent example of Mid-century Modern commercial architecture and the garden apartment type. It reflects design and planning principles from the period, including the clustered organization around shared central garden with lush landscaping, flat roofs with wide overhanging eaves and cantilevered canopies; single light steel casement windows;and slumpstone party walls and exterior chimneys.	As a result of increased demand for tourist accommodations and housing, post-World War II commercial hotel/multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. CoCo Cabana (also known as Coco Cabana and Co Co Cabana) was originally constructed by Los Angeles businessman Skipper Baumgarten (1946-2008) in 1959 as a hotel. Baumgarten amassed considerable wealth in the surety bond business. His associated companies included Surety Associates Holding Company (of which he was president) and its subsidiary American Contractors Indemnity Corporation. Baumgarten was also a holder of a number of land investments including the 1983 sale of Pacific Telephone Co-workers camp to the state of California to house prison inmates. Coco Cabana consists of 31 units; in plan, the attached units are in a U-shaped configuration anchored at the southern section of the parcel with additional attached units at the center of the parcel. Walls for each unit angle slightly to provide some privacy, a necessity given the large amount of shared walls between the units. All units open onto a lushly landscaped garden area with recreational facilities including the pool and two tennis courts. The Mid-century Modern-style complex featured six floorplans of two-bedroom/two-bath and one-bedroom/one-bath plans. The simple, flat-roofed designs eliminated windows on the front facades in favor of views towards the interior gardens. Many units also had private patios enclosed by lush landscaping with mature citrus trees. Palm trees dotted the landscape throughout the property. In 1978, Coco Cabana was converted from a hotel into condominiums with the assistance of Fey’s Canyon Estates Realty. CoCo Cabana appears to have functioned as an apartment hotel well into the 1980s.
2045	S	Araby	Dr	1950			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling “Our Occidental Araby at Palm Springs.” The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming."



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2275	S	Araby	Dr	1950			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It was constructed in 1926, making it one of the earliest residences in the Araby Tract. Although there appears to be a large addition, the original building is still evident. If it can be confirmed that the property is adobe construction, then due to rarity of the type, it would be eligible for historic designation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling “Our Occidental Araby at Palm Springs.” The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." The house may represent a rare local example of adobe construction. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter.
2350	S	Araby	Dr	1926			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as the work of master builder Lee Miller.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling “Our Occidental Araby at Palm Springs.” The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." There are stone features on many residences in the neighborhood, including stone walls scattered throughout. This was the first house to be built in Araby Hills. It has been attributed to prominent local building Robert Lee Miller. Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.
2500	S	Araby	Dr	1930			6L	This property is a remnant of the compound of rock houses built by Lee Miller. It is significant as an example of early residential development, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials. There may not be sufficient historic fabric remaining for historic designation of the property; however, these remnant features warrant special consideration in the local planning process.	Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as “Hopi Village” in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone “Casa Contenta, Perle Wheeler Martin” Residence (c. 1933) were among them. Wheeler resided in the “Araby rock house” well into the late 1930s. Four extant rock structures located at the end of the present-day private drive at 2540 S. Araby Drive match historic images of the Miller Residence and the Wheeler Martin Residence. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.
2540	S	Araby	Dr	1933			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This evaluation is for the "Round House." It is significant as an example of pre-World War II residential development, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials.	Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as “Hopi Village” in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone “Casa Contenta, Perle Wheeler Martin” Residence (c. 1933) were among them. Wheeler resided in the “Araby rock house” well into the late 1930s. Four extant rock structures located at the end of the present-day private drive at 2540 S. Araby Drive match historic images of the Miller Residence and the Wheeler Martin Residence. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.
2550	S	Araby	Dr	1929			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials.	Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as “Hopi Village” in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone “Casa Contenta, Perle Wheeler Martin” Residence (c. 1933) were among them. Wheeler resided in the “Araby rock house” well into the late 1930s. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish styles through observing existing adobes and pattern books.

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210	E	Arenas	Rd		Yes		553	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as a cluster of Mid-century Modern style commercial buildings designed by prominent local architect Donald Wexler as a cohesive unit. They are significant as a grouping, and exhibit distinctive features including flat roofs with prominent precast channel slab concrete roofs, similar to those employed by Wexler & Harrison at the 1960 Pitt & Rosin building (105 S. Indian Canyon).	This property is erroneously listed in the City Historic Resources Database as 200 E. Arenas, which is a commercial building that has been altered (not eligible). This evaluation is for the buildings at 210-302 E Arenas Rd; 200 N Indian Canyon Dr; and 305-321 E Arenas Rd. A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. This group of commercial buildings has been attributed to Donald Wexler, but it is not included in the project list in Steel and Shade: The Architecture of Donald Wexler. Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody’s office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).
200	W	Arenas	Rd	1947			553	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
330	W	Arenas	Rd	1936 (330); 1916 (338)		59	551	Designated, did not re-evaluate (HPSB-59).	330 W Arenas: Originally two duplex apartment structures built for Francis Crocker on the grounds of the old Reginald Pole Adobe, which he had purchased in 1935. Together, Crocker turned the combined structures into the El Rincon Apartments. 338 W Arenas: One of the oldest extant houses in Palm Springs, the Reginald Pole Adobe, which is now a part of the Casa Cody Inn complex, was built in 1916 and designed by pioneer architect Harold Cody. Reginald Pole was a well known poet/playwright/lecturer with many famous friends, some of whom came to visit him at his winter home including Charles Chaplin and Madame Alla Nazimova. During the construction of the Oasis Hotel, the adobe was taken over by architect Frank Lloyd Wright Jr. It is not clear if Wright owned the adobe or merely rented it but it became known locally from that point forward as the "Frank Lloyd Wright Adobe." Opera and film star Lawrence Tibbett had an unusual history with the house. As a young man, unknown in the theatrical world, he helped build the house, digging the basement and mixing adobe for the bricks. Decades later, he would reside in the adobe after achieving fame in the grand opera and Hollywood. In 1935, the house was purchased by Francis Crocker, who incorporated it into his El Rincon Apartments property @ Cahuilla and Arenas. Still later, both properties became a part of the Casa Cody Inn. (via Steve Vaught)
370	W	Arenas	Rd	1947		90	551	Designated, did not re-evaluate (HSPB-90).	The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

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400	W	Arenas	Rd	1956			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; and as a good example of Mid-century Modern commercial architecture. It is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
458	W	Arenas	Rd				7R	This property may be significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city; and for its association with important early pioneer John Chaffey. However it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Now part of the Andalusian Court Inn, this property was originally the residence of pioneer real estate developer John R.E. Chaffey, who resided in the home from at least 1929 to 1942. The 1929 Sanborn shows two dwellings on the property: 458 W Arenas and what is now 460 W Arenas. By 1949, the property was converted to the El Poco Lodge, and in 1950, additional structures were added to the property. (via Steve Vaught)
529	W	Arenas	Rd	1931			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). The property represents pre-World War II residential development in Palm Springs, representing an important period of growth and transition in the city. Although it has been altered, it still conveys its historic association and therefore remains eligible for historic designation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. This property was built as a speculative house by Pearl and Austin McManus and used as a guest cottage. The McManuses built a number of speculative houses throughout their various subdivisions, and often used them as rental properties before they were sold. In the mid-1930s, the house was occupied by screenwriter Humphrey Pearson who adapted The Ruggles of Red Gap (1935) to the screen. He also wrote the screenplay for Palm Springs (1936), which starred Frances Langford and newcomer David Niven.
544	W	Arenas	Rd	1946			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Richard F. Outcault Jr. was the son of legendary cartoonist Richard F. Outcault Sr., considered father of the modern comic strip and best remembered for "The Yellow Kid" and "Buster Brown" cartoons. Young Outcault and his sister Mary Jane were the inspiration for the Buster Brown comics. After giving his children a brindle bull terrier named "Tige," the senior Outcault was so amused by their antics he began drawing a cartoon based on them. Outcault Jr. was the model for "Buster Brown," Mary Jane became "Mary Jane" and Tige was "Tige." During the 1930s, Outcault Jr. became an important figure in village life. He formed a partnership with his brother-in-law Frank J. Pershing, relative of another famous figure, Gen. John J. Pershing, and together they built the Town House Apartment-Hotel on Belardo. Outcault was active in civic affairs, serving on the newly-incorporated city's first Planning Commission. He was also a member of the Chamber of Commerce and was a founder of the Palm Springs chapter of the Boy Scouts. His sons, Dick and John, were popular villagers as well with the boys even writing a column for the Desert Sun during their high school years. John Outcault became an architect and was responsible for numerous designs in Palm Desert. (via Steve Vaught)

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562	W	Arenas	Rd	1955		95	5S1	This property is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; and as a good example of Mid-century Modern commercial architecture. It is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). This property was designated locally in 2016 (HSPB-95).
601	W	Arenas	Rd	1955			5S3	This property is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
569		AVENIDA CABALLEROS		1960			5D3	Contributor to Caballeros Estates Historic District	
615		AVENIDA CABALLEROS		1961			5D3	Contributor to Caballeros Estates Historic District	
681		AVENIDA CABALLEROS		1960			5D3	Contributor to Caballeros Estates Historic District	
721		AVENIDA CABALLEROS		1959			5D3	Contributor to Caballeros Estates Historic District	
2111		AVENIDA CABALLEROS		1959			5D3	Contributor to Racquet Club Road Estates	
2125		AVENIDA CABALLEROS		1959			5D3	Contributor to Racquet Club Road Estates	
2149		AVENIDA CABALLEROS		1959			5D3	Contributor to Racquet Club Road Estates	
2475		AVENIDA CABALLEROS		1959			5D3	Contributor to Racquet Club Road Estates	
755	N	AVENIDA CABALLEROS		1960			5D3	Contributor to Caballeros Estates Historic District	
1400	N	Avenida Caballeros		1961			5S3	This property is significant as an excellent example of Mid-century Modern ecclesiastical architecture. It exhibits quality of design and distinctive features including its prominent gable roof with angled rakes and stone-veneered accent walls.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.
2510	N	AVENIDA CABALLEROS		1960			5D3	Contributor to Racquet Club Road Estates	
2650	N	AVENIDA CABALLEROS		1960			5D3	Contributor to Racquet Club Road Estates	
2696	N	AVENIDA CABALLEROS		1960			5D3	Contributor to Racquet Club Road Estates	
2730	N	AVENIDA CABALLEROS		1960			5D3	Contributor to Racquet Club Road Estates	
2792	N	AVENIDA CABALLEROS		1960			5D3	Contributor to Racquet Club Road Estates	
555		AVENIDA CABALLEROS		1961			5D3	Contributor to Caballeros Estates Historic District	

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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3399		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3421		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3452		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3474		AVENIDA FEY NORTE		1961; 2006			5D3	Contributor to El Rancho Vista Estates	
3475		AVENIDA FEY NORTE		c. 1960			5D3	Contributor to El Rancho Vista Estates	
3500		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3550		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3551		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3576		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3577		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3588		AVENIDA FEY NORTE		1961			5D3	Contributor to El Rancho Vista Estates	
3589		AVENIDA FEY NORTE		c. 1960			5D3	Contributor to El Rancho Vista Estates	
3622		AVENIDA FEY NORTE		1961			5D3	Contributor to El Rancho Vista Estates	
3623		AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
3690		AVENIDA FEY NORTE		1961			5D3	Contributor to El Rancho Vista Estates	
3691		AVENIDA FEY NORTE		1959			5D3	Contributor to El Rancho Vista Estates	
3666	E	AVENIDA FEY NORTE		1960			5D3	Contributor to El Rancho Vista Estates	
296	E	Avenida Granada			Yes		5S3	Canyon View Estates is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an excellent example of a Mid-century Modern garden apartment designed by prominent architects Palmer & Krisel, reflecting planning and design principles from the period.	Canyon View Estates was developed by well-known Palm Springs developer Roy Fey of Feybor, Inc. The irregularly-shaped development is bordered by San Jose Road on the north, the north side of Avenida Granada on the south, the west side of Calle Palo Fierro on the east, and Sky View Drive and South Palm Canyon Drive on the west. The 164-unit development was marketed as “Luxurious, carefree desert living in a beautifully-designed country like setting. Condominium living amid park-like gardens, expansive lawns and emerald putting greens.” The location near Canyon Country Club in the “fashionable south end” was also a selling point. Fey commissioned prominent architects Palmer & Krisel to design the development, and William Krisel was responsible for the design. Krisel remembers, “[Fey] was, of course, thinking of a multi-story apartment building, but I immediately said I didn’t think that was appropriate. I thought phasing from single-family homes to condos should be a gradual step where it really was a single-story building with your own individual front door and your own terrace and parking space, but there would be common recreational facilities.” Fey did not advertise the pedigree of his architects, preferring to build his own brand. “Prestige homes for people of prestige, who appreciate the very best. Spacious and fully carpeted, these homes are replete with custom cabinetry, all electric kitchens, private patios, individual carports and services areas—specifically developed by Roy Fey for those that enjoy carefree gracious living among gracious friends.” The architect’s original choice of materials included varied types of concrete block, stucco and glass. According to Krisel, Fey added stone veneers to the mix at the time of construction. The development was subdivided in six phases starting in 1961, with the first phase being the self-contained parcel bordered by San Jose Road on the north, Canyon Vista Drive on the south, Sierra Madre Drive on the east and Skyview Drive on the west. The first units were constructed in 1962. This early development would set the architectural agenda for the development but not the planning agenda. The first twenty-eight units were developed in cluster groups of two and four units, however, they were arranged in a typical circular plan with the pool at center and all units facing views of the lushly landscaped grounds. The remaining five phases were developed north to south. This time, however, the units were laid out using an innovative perimeter and cul-de-sac design which offered the opportunity for more units, greater privacy of those units, and a dynamic visual cadence of diagonal vistas within the interior landscaped areas. Each of these five phases/clusters also included their own private pool areas. Three of the additional five phases began in 1963, with phase four in 1964-1965, and a final phase in 1967.



# City of Palm Springs, California - Department of Planning Services

## CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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888	N	Avenida Palmas		1951			7R	This property may be significant as an example of Mid-century Modern residential architecture designed by prominent architect William F. Cody. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. At the Perlberg House, Cody explored simple forms with flat or gently sloping shed roofs that reduced the dimensions of column and roof structures to a minimum, creating a light profile.
928	N	Avenida Palmas		1930		75	5S1	Designated, did not re-evaluate (HSPB-75).	
953	N	Avenida Palmas		1933			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. This property is not fully visible from the public right-of-way; comparison of aerial photographs and the 1962 Sanborn map reveal that the original footprint of the primary residence is present on the site; garage and pool house added.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The “Movie Colony” was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel.
982	N	Avenida Palmas		1930		67	5S1	Designated, did not re-evaluate (HSPB-67).	
485	E	Avenida Palmera		1941			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert Ransom, a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s.
828	N	Avenida Palos Verdes		1932			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as a rare local example of Monterey Colonial Revival-style residential architecture. It exhibits quality of design and distinctive features, including its brick veneered exterior walls, cantilevered balcony with decorative wrought iron supports, and recessed entrance with paneled wood door and sidelights.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The “Movie Colony” was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style’s most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides as well. The earliest known owner of this property is Mrs. Isabella Knapp (likely mother to J.B. Knapp of Union Carbide Co.), who lived here in 1939. She used Allison and Allison to build her Bel Air Home in the 1930s (LA Times 3/23/30). In late 1948, Ray and Ada Dodge of Dodge Manufacturing (trophies) purchased the house (Desert Sun 12/3/48). Dodge made additions in 1948 and 1949 (Desert Sun) and an additional sun porch in 1949. Charles Becker (president of Franklin Life Insurance) purchased the home in 1953. There is a 1960 alteration to the property by William Cody noted in the Cody Archive. The house was purchased in 1962 by Louise and Troy Post, a financier.
1300	E	Baristo	Rd	1975			7R		

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225	W	Baristo	Rd	1947		78	5S1	Designated, did not re-evaluate (HSPB-78).	In 1949 the hotel earned Cody a Creative Mention award from the Southern California Chapter of the American Institute of Architects as an example of new resort hotel architecture.
701	W	Baristo	Rd	1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an important recreational facility established in the pre-World War II era by Pearl McManus. New buildings constructed after World War II are significant as examples of Mid-century Modern architecture by several prominent architects of the period.	In addition to new hotels and resorts, the rapid increase in tourism in Palm Springs between the World Wars fueled additional commercial development, including shops, restaurants, theaters, and office buildings to serve the growing populations of both seasonal and permanent residents. Pearl McManus opened a Tennis Club at the south end of town in 1937 on a boulder-strewn hillside at the west end of Baristo Road. The original building, altered and expanded in 1947 with a design by Paul R. Williams and A. Quincy Jones, was modeled after a monastery on the Amalfi coast. The club included an elegant oval swimming pool on a stone terrace, flanked by palm trees. The buildings were renovated in 2001-2002. It was published in Architectural Digest, Volume XI No. 4 in 1946, and Progressive Architecture, November, 1947.
1802	S	Barona	Rd	1964			5S3	This property is significant as a good example of a Mid-century Modern garden apartment complex, reflecting design and planning principles from the period.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Garden Villas East was developed beginning in 1964. That year, the western half of the parcel was developed with 42 attached units clustered in groups of three or six units per building as Garden Villa. Half of the units were arranged in a circular pattern on the northern half of the parcel, and half in a circle on the southern half of the parcel. This allowed each two- or three-bedroom unit to open up into the enclosed garden area and one of two private swimming pools and cabanas. Decorative concrete block walls on the street-facing façades contrasted with the volumetric Mid-century Modern design of Garden Villa and provide privacy patios for residents and shield the units from parking facilities that were integrated into the perimeters of the overall plan. Period post and frosted-globe light posts dotted the richly landscaped grounds. In 1966, the eastern parcel of the tract for Garden Villa was developed as Sandcliff in a design mirroring the original plan and architecture. 1965 advertisements in the Los Angeles Times confirm this moniker for the western part of Garden Villa, as does existing signage from the period at the complex. The units at Garden Villa continued to be marketed under that name in Los Angeles Times ads well into 1966. Ads touted a Garden Villa lifestyle that would help buyers “live 10 years longer.” A furnished model was available for viewing by prospective buyers at 1828 Barona Drive.
301	N	Belardo	Rd	1927			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an early golf course in Palm Springs associated with prominent resident Thomas O'Donnell.	Thomas A. O'Donnell, an oilman who moved to Palm Springs in the mid-1920s, and built the O'Donnell Golf Club soon after. He purchased the land on which the golf course is now situated in two parcels, in May and December 1925. He planned and built the golf course, which includes nine holes with two tee positions for each hole. In 1944, after operating the golf course for over fifteen years, O'Donnell organized the O'Donnell Golf Club as a private, nonprofit club. From the 1930s to the 1960s, the Palm Springs Invitational Golf Championship was played at O’Donnell Golf Club. Many highly respected former PGA Tour Pros played in the tournament, including Ken Venturi, Al Geiberger, Gene Littler, Billy, Butch & Craig Harmon, Harvie Ward, and George Archer. Many celebrities were members of O’Donnell, including William and "Mousie" Powell, Bob and Dolores Hope, Kirk and Joel Douglas, William Holden, and Clark Gable. (Source Palm Springs Life) The O’Donnell Golf Course opened to the public c. 1954. (Desert Sun advertisement, April 29, 1954)
400	N	Belardo	Rd	1948		36	5S1	Designated, did not re-evaluate (HSPB-36).	
591	N	Belardo	Rd	1930	Yes		7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-world War II residential development in Palm Springs, reflecting an important period of growth and transition. It may also be significant as an example of Spanish Colonial Revival residential architecture. The majority of the primary facade is not visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. Per the City of Palm Springs' list of potential resources (Citywide Historic Resources Database) this property was associated with Spencer Kellogg. This appears to be incorrect, as Kellogg was associated with 535 Belardo Road starting in 1926. There is reference to John Porter Clark as the architect of this property (potentially of a later addition), but this has not been confirmed.
261	S	Belardo	Rd	1934, 1938		72	5S1	Designated, did not re-evaluate (HSPB-72).	The Albert Frey-designed portion of the site (261/263) has been demolished, per comparison of the Sanborn maps and aerial photographs. Belardo Road was Palm Ave until 1930. (via Steve Vaught)

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359	S	Belardo	Rd				5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of early tourist accommodations in Palm Springs, reflecting the importance of tourism in Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare. It is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation. Aerial maps confirm that buildings from the 1930s are extant on the property.	In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings. This entry covers what is now 359-415 S. Belardo Road, which is part of the Viceroy complex. The Town House and Bungalows (359 S. Belardo, c. 1936) was incorrectly identified as 369 S. Belardo Road in the City Historic Resources Database. In 1973, additional units were added to the north of the original property. Comparison of aerial photographs and the 1962 Sanborn map confirm that the original configuration is still intact. The Estrella Villas (413 S Belardo Road, c. 1936) was built by by Harry A. Fischbeck, a pioneer Hollywood cinematographer from 1914 until his retirement in 1940. Perhaps because of Fischbeck’s long association with Hollywood, the Estrella Villas had many guests from the film industry including Judy Garland, Bing and Dixie Crosby, and William Darling, among many others. In 1940, Geneva Fischbeck and her son Jack Gorham, the manager of the Estrella Villas, installed a large paddock pool in the center of the court. The Town House and Bungalows and the Estrella Villas are now part of the Viceroy Hotel complex. (via Steve Vaught)
1897	E	Belding	Dr	1959			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of Mid-century Modern residential architecture designed by noted architect Hugh Kaptur as his own residence. It exhibits quality of design and distinctive features including its flat roof with overhanging eaves and cantilevered canopies, exposed wood beams and vigas, and clerestory windows.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
2290	S	Bisnaga	Ave	1925			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as the work of noted local builder Lee Miller.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling “Our Occidental Araby at Palm Springs.” The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.
1014	E	Buena Vista	Dr	1936			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area. Bob Hope purchased this La Rambla home in 1941. He and his wife lived here until 1946, when they purchased another home on El Alameda.
1338	E	Buena Vista	Dr	1938			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. This house was originally owned by Harold Barkow, the editor of the Desert Sun.
206		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	

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209		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
227		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
238		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
250		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
267		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
268		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
284		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
287		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
226		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
251		BURTON	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
360	W	Cabrillo	Rd	1960		88	5S1	Designated, did not re-evaluate (HSPB-88).	
785	W	Cabrillo	Rd	1947			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, the more information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Palm Springs Village Tract. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was subdivided in 1936-37. Local real estate man John Munholland was sales agent for these lots with “100-foot frontage overlooking the entire desert.” By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.
1105		CACTUS	RD	1957			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1110		CACTUS	RD	1957			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1111		CACTUS	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
1125		CACTUS	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
1138		CACTUS	RD	1956			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1155		CACTUS	RD	1959			5D3	Contributor to Deep Well Ranch Estates	
1168		CACTUS	RD	1963			5D3	Contributor to Deep Well Ranch Estates	
1170		CACTUS	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
1189		CACTUS	RD	1961			5D3	Contributor to Deep Well Ranch Estates	
1195		CACTUS	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
600	N	Cahuilla	Rd	1938	Yes		7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

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1050	N	Cahuilla	Rd	1934	Yes		7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant as an example of Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.”
175	S	Cahuilla	Rd	1910/1933 /1936		59	5S1	Designated, did not re-evaluate (HSPB-59).	Notes on existing information: No extant part of Casa Cody is a former stable; prior information that there are former stables converted to guest rooms is inaccurate. Each of the existing structures can be traced to a specific period, including buildings later folded into the complex (see the 1929 Sanborn). Casa Cody contains the only fragment of the 1887 Whitewater Ditch (incorrectly identified as the Tahquitz Ditch in some sources). The historic stone walls were built by Nellie Coffman. The oldest structure on the grounds are not the Olympic bungalows but the old adobe, which was built in 1916. It was the Apache Apartments not the Apache Lodge (Orchid Tree) that was added to the complex. Also, it should be noted that Francis Crocker's El Rincon Apartments, which had been designed by John Porter Clark, were added to the property as well as the Winters residence. (via Steve Vaught)
200	S	Cahuilla	Rd	1950			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post-World War II Ranch-style hotel, reflecting the growth of the tourism industry during the postwar era. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.
227	S	Cahuilla	Rd	1937			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.
284	S	Cahuilla	Rd	1936		23	5S1	Designated, did not re-evaluate (HSPB-23).	



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314	S	Cahuilla	Rd	1940			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II institutional development in Palm Springs; and as the work of John Porter Clark and landscape architect Katherine Bashford.	Mrs. Warren Pinney, wife of Palm Springs’ city clerk and manager of the El Mirador Hotel, invited sixty women to attend a luncheon on December 10, 1938, to discuss the formation of a women’s club. At the luncheon, a nominating committee was named to develop by-laws and a list of officers for the next meeting, two days later. On December 12, 1938, Nellie Coffman invited the potential womens’ club to lunch at the Desert Inn. Seventy-three women signed as charter members of the Palm Springs Woman’s Club at this lunch, and their first official meeting was held on December 19, 1938. The Woman’s Club completed its incorporation in 1939, affiliated with the Federation of Women’s Clubs, but chose to become an independent organization in 1953. Land for the clubhouse at 314 S. Cahuilla Road was donated by Pearl McManus, and John Porter Clark donated his services to design the building. The plans were accepted at the March 20, 1939 meeting. \$12,000 was raised for construction, and contractors Wilson and Sorum won the bid to build the clubhouse. Construction commenced in mid-April, and was completed on November 17, 1939. The building consists of an auditorium with a stage, a large walled patio, sun lounge, entrance hall, dressing rooms, and kitchen. Landscape architect Katherine Bashford designed a “far-reaching plan for planting,” which was executed by landscape gardener Millard Wright. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Landscape architect Katherine Bashford studied at Pasadena’s Polytechnic High School and the Otis Art Institute in Los Angeles. Traveling to Europe in the 1910s and then again in the 1920s, she studied European gardens. An apprenticeship with Florence Yoch furthered her training as a designer, and in 1923 she opened her own landscape architecture practice, working on estates in Southern California. Her early projects included gardens for Harry Bauer, John Barber, and the William C. McDuffie Estate, for which she won an award from the American Institute of Architects, Southern California Chapter. In 1935, Bashford participated in the National Housing Exhibition in Los Angeles. The following year, Fred Barlow became a partner in her firm, a relationship that resulted in an extensive portfolio of designs, including Harbor Hills, Aliso Village and Ramona Gardens. Bashford’s work was recognized repeatedly in the publication California Southland, for which she also wrote several articles. She was made a Fellow of the American Society of Landscape Architects in 1936, and in 1938 became the first woman to be elected ASLA Chapter President. Architect Herbert Burns redecorated the Woman’s Club interiors (via Steven Keylon).
344	S	Cahuilla	Rd	c. 1930		69	5S1	Designated, did not re-evaluate (HSPB-69).	City has this listed at 339 Cahuilla. Notable guests include William "Hopalong Cassidy" Boyd and William Demarest. George Brown, who owned La Serena from 1951-1954, was a former head of publicity at Paramount studios. (per Steve Vaught) Cahuilla Rd was known as Orange Ave prior to 1930.
2280		Cahuilla Hills	Dr	1953			5S3	This property is significant as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its dramatic hillside siting with carport below, canted window wall, and clerestory windows.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."
1826		CALIENTE	RD	1957			7R	Property not visible from public right-of-way in Twin Palms Estates	
1837		CALIENTE	RD	1957			3D	Contributor to Twin Palms Estates	
1840		CALIENTE	RD	1957			3D	Contributor to Twin Palms Estates	
1881		CALIENTE	RD	1957			3D	Contributor to Twin Palms Estates	
1882		CALIENTE	RD	1957			3D	Contributor to Twin Palms Estates	
1890		CALIENTE	RD	1957			3D	Contributor to Twin Palms Estates	
502		Calle Abronia		1929			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing a significant period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a “Calle” street name. Clarence C. "C.C." & Bern B. Neel purchased the property in 1939 from Vanderburg Johnstone & the estate of Kate Alberta Johnstone. The purchase involved two adjoining residences, 603 East Camino Ramon and 503 Camino Palo Fierro. The property became both home to the Neels as well as the Neel’s Nursery (until the Nursery was relocated to 330 North Indian Avenue). (Desert Sun 7/21/1939) (Historic addresses: 603 East Camino Ramon Road and 603 East Ramon Road)

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537		Calle Abronia		1951			7R	This property may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a “Calle” street name. This property was constructed for George and Winnie Oliver, who were well-known villagers and proprietors of several local businesses including Desert Valet Dry Cleaners at 235 North Palm Canyon Drive; Oliver’s Malt Shop at 282 North Palm Canyon Drive; and the Gift Corral. Oliver was one of the signers of the petition for incorporation in 1937 and was active for years in the local Lion’s Club. The Oliver family lived at 537 Calle Abronia from at least as early as 1936 until Winnie’s death at 75 in 1969. Her obituary stated she had been a desert resident for 63 years. (Historic address: 537 Calle Abronia Aurita) (Sources include Palm Springs News; Desert Sun; etc.) (via Steve Vaught)
564		Calle Abronia		1928			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a “Calle” street name. In the early 1940s, this property was home to Alvin Weingarten, a prominent villager who opened an insurance brokerage in Palm Springs in 1934 and remained an important figure in the community until his death in 1972. Weingarten and his wife were both active in local affairs, particularly the Lions and the Chamber of Commerce. In the 1930s, Weingarten became involved in 29 Palms real estate, developing a large subdivision through Desert Properties, Inc. He was also owner, during the late 1930s, of Las Casitas Apartments on South Palm Canyon Drive. (Various sources via Steve Vaught) (Historic address: 564 Calle Abronia Aurita)
514		CALLE AJO		1932			7R	Property not visible from public right-of-way in Vista Santa Rosa	
524		CALLE AJO		1934			5D3	Contributor to Vista Santa Rosa	
542		CALLE AJO		1933			7R	Property not visible from public right-of-way in Vista Santa Rosa	
566		CALLE AJO		1936			7R	Property not visible from public right-of-way in Vista Santa Rosa	
582		CALLE AJO		1936			5D3	Contributor to Vista Santa Rosa	
556		CALLE AJO		1936			5D3	Contributor to Vista Santa Rosa	
1010		CALLE DE MARIA		1956			5D3	Contributor to Deep Well Ranch Estates	
1033		CALLE DE MARIA		1957			5D3	Contributor to Deep Well Ranch Estates	
1055		CALLE DE MARIA		1956			5D3	Contributor to Deep Well Ranch Estates	
1090		CALLE DE MARIA		1954			5D3	Contributor to Deep Well Ranch Estates	
1107		CALLE DE MARIA		1955			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1111		CALLE DE MARIA		1955			5D3	Contributor to Deep Well Ranch Estates	
1190		CALLE DE MARIA		1966			5D3	Contributor to Deep Well Ranch Estates	
1400		CALLE DE MARIA		1935			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1430		CALLE DE MARIA		1967			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1485		CALLE DE MARIA		1956			5D3	Contributor to Deep Well Ranch Estates	
1492		CALLE DE MARIA		1957			5D3	Contributor to Deep Well Ranch Estates	
1520		CALLE DE MARIA		1957			5D3	Contributor to Deep Well Ranch Estates	
1570		CALLE DE MARIA		1954			5D3	Contributor to Deep Well Ranch Estates	

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
1050	S	CALLE DE MARIA		1955			5D3	Contributor to Deep Well Ranch Estates	
1207	S	Calle De Maria		1960			5B	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its asymmetrical composition of cubist forms and channeled concrete walls. It is also a contributor to Deep Well Ranch Estates.	Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).
1275	S	Calle De Maria		1955			5B	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its low-pitched butterfly roof, low horizontal massing, slumpstone veneer and board-and-batten siding. It is also a contributor to the Deep Well Ranch Estates.	Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
1344	S	Calle De Maria		1959			5B	This property is significant as a good example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low horizontal massing, flat roof with wide overhanging eaves, slumpstone veneer, and vertical wood siding. It is also a contributor to the Deep Well Ranch Estates.	Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.
1345	S	CALLE DE MARIA		1960			5D3	Contributor to Deep Well Ranch Estates	
1366	S	Calle De Maria		1956			5B	This property is significant as a good example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low-pitched shed roof with wide overhanging eaves, board-and-batten siding, and board-and-batten double doors. It is also a contributor to the Deep Well Ranch Estates.	Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.
1208	W	CALLE DE MARIA		1959			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1230	W	CALLE DE MARIA		1959			5D3	Contributor to Deep Well Ranch Estates	
1320	W	CALLE DE MARIA		1958			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1387	W	CALLE DE MARIA		1958			5D3	Contributor to Deep Well Ranch Estates	
1433	W	CALLE DE MARIA		1960			5D3	Contributor to Deep Well Ranch Estates	
519		CALLE ENCILIA		1939			5D3	Contributor to Vista Santa Rosa	
536		CALLE ENCILIA		1935			5D3	Contributor to Vista Santa Rosa	
545		CALLE ENCILIA		1936			5D3	Contributor to Vista Santa Rosa	
554		CALLE ENCILIA		1927			5D3	Contributor to Vista Santa Rosa	
564		CALLE ENCILIA		1954 (tax assessor); c. 1935 (visual observatio n)			5D3	Contributor to Vista Santa Rosa	
583		CALLE ENCILIA		1936			7R	Property not visible from public right-of-way in Vista Santa Rosa	
533		CALLE ENCILIA		1934			5D3	Contributor to Vista Santa Rosa	
553		CALLE ENCILIA		1937			5D3	Contributor to Vista Santa Rosa	
572		CALLE ENCILIA		1936			5D3	Contributor to Vista Santa Rosa	

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1141	S	Calle Marcus		1951			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by noted builder Herbert W. Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including a prominent stone chimney and raised planters, screens of clustered posts, and layered eaves and canopies giving a pronounced horizontal emphasis.	Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams, and Herbert Burns. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
1577	S	Calle Marcus		1960			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by noted local architect Hugh Kaptur. It exhibits quality of design and distinctive features including expressed post-and-beam construction, layered plaster and brick wall planes with angled ends, and bands of clerestory windows.	Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, E. Stewart Williams, and Herbert Burns. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
503	S	Calle Palo Fierro		1928			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a “Calle” street name.
561	S	Calle Palo Fierro		1941			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a “Calle” street name.



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1611	S	Calle Palo Fierro		1956			5S3	This property is significant as a good example of Mid-century Modern multi-family residential architecture designed by noted designer Howard Lapham. It exhibits quality of design and distinctive features including its overlapping, low-pitched shed roofs and entrance atrium.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. This growth coincided with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Howard Lapham was registered designer who moved to the Coachella Valley from Connecticut in 1954. He designed a number of residences in Thunderbird Country Club and adjacent Thunderbird Heights, some of which were published in Architectural Digest, as well as the remodel of the Thunderbird clubhouse. Lapham designed several notable commercial buildings in Palm Springs including the Backstrom-Reid Building (666 N Palm Canyon Drive).
2205	S	Calle Palo Fierro		1964	Yes		5S3	Canyon Country Club Colony is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; as a good example of Mid-century Modern multi-family residential architecture; and as an example of the garden apartment type, reflecting design and planning principles from the period. It exhibits quality of design and distinctive features including its organization around landscaped garden courts and the extensive use of patterned, perforated concrete block screen walls.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. Numerous examples from the postwar period are associated with significant architects, designers, or developers.The Canyon Country Club Colony was developed by Harry Kelso in 1964. Situated on a gently rising slope on Agua Caliente land, the condominium community overlooks a 36-hole golf course. Marketed as “golfdom’s finest co-operative,” Canyon Country Club Colony condos featured two and three bedrooms, central heating and air conditioning, and a swimming pool for every twelve units. Membership in the adjacent Canyon Country Club Golf Course, which was developed by the Golf Club Sales Company between 1961 and 1965, was available to owners.
1149	N	Calle Rolph		1945			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a rare example of wartime multi-family residential development; and as an example of Mid-century Modern, multi-family residential architecture by prominent local architects Clark & Frey.	A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols. Bel Vista was designed as war workers’ housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame and stucco units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a “distinct and individual color scheme.” John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Of the original fifteen buildings, only a few remain intact; therefore, Bel Vista does not retain sufficient integrity for designation as a historic district, but intact individual examples are eligible for local designation.
1164	N	Calle Rolph		1945		100	5S1	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a rare example of wartime multi-family residential development; and as an example of Mid-century Modern, multi-family residential architecture by prominent local architects Clark & Frey.	A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols. Bel Vista was designed as war workers’ housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame and stucco units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a “distinct and individual color scheme.” The commission was an ideal project for Frey who was interested in economical and pre-fabricated housing. Of the original fifteen buildings, only a few remain intact; therefore, Bel Vista does not retain sufficient integrity for designation as a historic district, but intact individual examples are eligible for local designation.
1366	S	Calle Rolph		1958			7R	This property is significant as an example of Mid-century Modern residential architecture designed by the prominent local architectural firm Wexler & Harrison. However, it is not fully visible from the public right-of-way; therefore the evaluation could not be completed.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

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505		CALLE SANTA ROSA		1929			5D3	Contributor to Vista Santa Rosa	
515		CALLE SANTA ROSA		1936			5D3	Contributor to Vista Santa Rosa	
516		CALLE SANTA ROSA		1935			5D3	Contributor to Vista Santa Rosa	
523		CALLE SANTA ROSA		1929			5D3	Contributor to Vista Santa Rosa	
524		CALLE SANTA ROSA		1929			5D3	Contributor to Vista Santa Rosa	
535		CALLE SANTA ROSA		1937			5D3	Contributor to Vista Santa Rosa	
536		CALLE SANTA ROSA		1930			5D3	Contributor to Vista Santa Rosa	
545		CALLE SANTA ROSA		1953 (tax assessor); c. 1935 (visual observation)			5D3	Contributor to Vista Santa Rosa	
550		CALLE SANTA ROSA		1934			5D3	Contributor to Vista Santa Rosa	
551		CALLE SANTA ROSA		1938			5D3	Contributor to Vista Santa Rosa	
566		CALLE SANTA ROSA		1930			7R	Property not visible from public right-of-way in Vista Santa Rosa	
575		CALLE SANTA ROSA		1937			5D3	Contributor to Vista Santa Rosa	
233	W	Camino Alturas		1945			5S3	This property is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as a good example of Ranch-style residential architecture from the 1930s.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This house was published in Architecture Forum and Architectural Digest.
1340	E	Camino Amapola		1938			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. The Ramon Tract was developed by real estate agent John W. Williams in 1937. It is located at the southwest corner of Ramon Road and Calle de Los Amigos and consisted of 24 parcels.

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CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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2196	S	Camino Barranca		1935			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival architecture by prominent architect Harry Williams. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as “Palm Canyon Estates” by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. Harry J. Williams studied architecture at Cornell University and in 1905 cofounded, with Harry I. Schenck, the Dayton, Ohio firm Schenck and Williams, which became one of the most prominent architectural practices in the city. The firm’s projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men’s Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register for Julia Carnell. In 1934, with little work in Dayton during the Depression, Williams was hired by Carnell to design two major commercial projects in her winter home, Palm Springs: the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22). In 1943 Harry and his wife Una, who suffered from rheumatoid arthritis, moved to Palm Springs, where Harry opened an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry’s death in 1957, the brothers continued in practice as Williams and Williams.
272		Camino Buena Vista		1924		48	5S1	Designated, did not re-evaluate (HSPB-48).	
282	W	Camino Carmelita		1945			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as the work of master architect Gerard Colcord; and for its long association with Johnny Mercer (1936-1976). However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This property was the long-time desert home of lyricist/composer Johnny Mercer and his wife, dancer Ginger Meehan. Mercer started writing songs for Hollywood in 1935 and wrote more than 1,500 before he died in 1976, including Moon River and Jeepers Creepers. According to the real estate listing, Mercer owned the home until his death in 1976 (he died in Bel Air), and his widow lived in their compound until her death in the 1990s. According to the Desert Sun, Mercer added a pool to the property in 1950. Architect Gerard Colcord, AIA, was born in St. Louis, Missouri. He was educated in Europe and the United States before moving to Los Angeles in 1924. Throughout his career, which lasted until his death in 1984, he designed over 300 estates across Southern California. He was known as Hollywood’s society architect, and is most recognized for his Period Revival designs.
1415	N	Camino Centro		1964	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of Regency Revival residential architecture designed by the prominent Palm Springs architectural firm of Frey & Chambers. It exhibits quality of design and distinctive features including its projecting entrance pavilion with vertically exaggerated doors and its decorative metal screens.	This property is located in Las Palmas Estates, originally subdivided in 1926 by Prescott T. Stevens. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey’s architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey’s life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey’s design legacy. Robson Cole Chambers was born in Los Angeles. He earned his B.Arch from the University of Southern California School of Architecture in 1941. In 1946, he began working for John Porter Clark & Albert Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. In 1956, Clark left Clark, Frey & Chambers to focus on non-residential work; Frey & Chambers remained partners until 1966.

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183	W	Camino Encanto		1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as “Palm Canyon Estates” by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor.
184	W	Camino Encanto		1940			7R	This property is significant as an example of 1930s residential development, when important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and for its association with NCR heiress and important Palm Springs resident Julia Carnell. It may also be eligible for its Spanish Colonial Revival architecture and association with architects Schenck & Williams, pending further research. The property is not fully visible from the public right-of-way; therefore, additional information about the integrity of the property is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as “Palm Canyon Estates” by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. This property was constructed for heiress Julia Carnell. In the early 1930s Desert Inn regular and widow of the co-founder of the National Cash Register Company (NCR) of Dayton, Ohio, Julia Shaw Patterson Carnell, began investing in Palm Springs real estate. Carnell purchased the Community Church property at the southeast corner of N. Palm Canyon Drive and E. Andreas Road and commissioned Dayton architect Harry J. Williams of Schenck and Williams, who had designed the NCR headquarters building, to design a two-story mixed-use building in Spanish Colonial Revival style. Carnell also purchased from Cornelia White a three-and-one-half acre parcel that comprised most of the block bounded by S. Palm Canyon Drive, W. Tahquitz Canyon Way, S. Indian Canyon Drive, and W. Arenas Road. There she constructed La Plaza and the Plaza Theatre (1936; HSPB-22), designed by Harry Williams. Based on Carnell's continued patronage of Schenck & Williams, this house may have been designed by the firm, but that is unconfirmed. A plaque on the house says Clara Bow House 1940; however, the house was constructed prior to 1940 and according to city directories, this is not where Clara Bow lived. (via Steve Vaught)
197	W	Camino Encanto		1945			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as an excellent example of a Hacienda Ranch-style residential architecture. It exhibits quality of design with characteristic features of the style including its sprawling plan, horizontal massing, low-pitched gable roof with clay barrel tiles, steel sash windows, and wide, covered front porch with wood posts.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as “Palm Canyon Estates” by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. This house is an example of a Hacienda Ranch-style residence. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This house has been incorrectly attributed to Harry Williams as the house of Julia Carnell; Carnell's residence was at 184 W. Camino Encanto.
1145		Camino Mirasol		1938	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as an excellent example of Hacienda Ranch-style residential architecture by Cliff May, whose designs influenced the style beginning in the 1930s. It exhibits quality of design and characteristic features of the style, including its one-story, sprawling, U-shaped plan; low-pitched gable and hipped roof; and steel casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” Licensed building designer Cliff May is considered the father of the California ranch house. Not a trained architect, May designed some 18,000 tract homes and over 1,000 custom homes throughout the United States, primarily in Southern California. In the 1930s, he pioneered his California ranch house designs, which combined the western ranch house and the Spanish hacienda with elements of Modernism.



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1184		Camino Mirasol		1934	Yes		553	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is not fully visible from the public right-of-way, but it appears to be a good and relatively rare local example of Monterey Colonial Revival residential architecture by noted architect Charles O. Matcham. It exhibits quality of design and characteristic features of the style, including its second-floor cantilevered wood balcony, low-pitched, hipped roof, and steel casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as “gaining prominence in the trends towards ‘outdoor-indoor’ living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles.” Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city’s first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute.
1951		Camino Monte		1959			553	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect Hugh Kaptur. It exhibits quality of design and distinctive features including exposed post-and-beam construction, extensive use of glass, and stone veneer to visually connect the building to its boulder-strewn hillside site.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
1995		Camino Monte		1936		47	551	Designated, did not re-evaluate (HSPB-47).	
365		Camino Norte		1936	Yes		553	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; for its association with prominent early resident Harold Hicks; and as an example of Hacienda Ranch-style residential architecture designed by noted architect Charles O. Matcham. It exhibits quality of design and characteristic features of the style, including its one-story, sprawling, U-shaped plan, low-pitched hipped roof, brick veneer, and steel casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” Harold Hicks (1909-1997) was the son of master carpenter Alvah Hicks, who was helped develop some of the village’s premier neighborhoods including Old Las Palmas and Little Tuscany, and bought control of the Palm Valley Land and Water Company founded by John Guthrie McCallum in the 1920s. Harold Hicks became prominent in his own right, with involvement in the local insurance and real estate industries, as the chairman of the committee to incorporate the City of Palm Springs, a member of the Committee of 25, and president of the water company from 1942 until 1968. (Source: Greg Niemann)
420		Camino Norte		1947	Yes		553	This property is significant as an excellent example of post-World War II Ranch-style residential architecture. It exhibits quality of design and distinctive features including its sprawling plan, horizontal massing, prominent stone chimney, and wide steel-sash casement windows.	The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the “Old West.” The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs.



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495		Camino Norte		1936	Yes		7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival style architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
533		Camino Norte		1938	Yes		5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; for the development of Palm Springs as an artists' colony in the 1920s and 1930s; and as a good example of Mediterranean Revival residential architecture. It exhibits quality of design and distinctive features, including its gabled entrance portico with Palladian motif.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” Harry and Pearl Guenther were "prominent in the art colony [in Palm Springs], specializing in oil paintings." (Desert Sun, 11/23/1963).
561		Camino Norte		1944	Yes		5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its sprawling plan and arcaded entrance portico.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
572	N	CAMINO REAL		1963			5D3	Contributor to Caballeros Estates Historic District	
620	N	CAMINO REAL		1961			7R	Property not visible from public right-of-way in Caballeros Estates Historic District	
640	N	CAMINO REAL		1961			5D3	Contributor to Caballeros Estates Historic District	
641	N	CAMINO REAL		1960			5D3	Contributor to Caballeros Estates Historic District	
690	N	CAMINO REAL		1960			5D3	Contributor to Caballeros Estates Historic District	
695	N	CAMINO REAL		1969			5D3	Contributor to Caballeros Estates Historic District	
546	S	Camino Real					5S3	This property is significant as an example of a post-World War II courtyard apartment developed to accommodate the growing number of seasonal visitors after the war.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.
564	S	Camino Real		1938			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Warm Sands tract, which was subdivided in 1937. This property is located in the Warm Sands tract, which was subdivided in 1937. Isaac Fleming was a retired metal products manufacturer from Los Angeles. His son, Art, was an aspiring actor at the time of his residence here. He would go to become famous as a game show host and was the first host of Jeopardy in 1964. (via Steve Vaught)

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576	S	Camino Real		1938			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Warm Sands tract, which was subdivided in 1937.
654	S	Camino Real		1937			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s.
1910	S	Camino Real		1964	Yes		5S3	This property is significant as an example of a Tiki-style, post-World War II commercial building. It exhibits distinctive features of the style including the prominent A-frame roofs, and flared ridge beams and rakes.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. In the 1950s and 1960s the romanticized exoticism of Tiki design, loosely inspired by Polynesian precedents, found its way into restaurants, bars, motels, apartment buildings, and even private homes with towering A-frame rooflines, carved wood beams, lava rock walls, and bamboo trim.
1955	S	Camino Real			Yes		5S3	The Sahara Trailer Park is significant as an excellent example of a post-World War II trailer park, reflecting the continued importance of automobile tourism in the city in the postwar period. It has distinctive design and planning characteristics, including the street pattern, landscape features, and other amenities for residents.	As the demand for postwar housing increased and people began to migrate to the west to live, demand for house trailers that could be towed by the family car and used for year-round living increased. Once the industry was freed from wartime materials restrictions, it responded with a number of new models using metal siding and larger bathrooms and kitchens. The development of the “Tenwide” by manufacturer Marshfield Homes was uniquely 10-feet in width and helped mark the transition from “travel trailer” to “mobile home.” As described by author Allan D. Wallis in his book “Wheel Estate,” “manufacturers no longer made trailers that could also serve as dwellings, but dwellings that happened to be mobile.” As described by author Lawrence Culver, “Though perhaps tainted by negative connotations elsewhere, in Palm Springs a trailer park was simply an extension of the resort’s vacation atmosphere.” Trailer travel was so popular that the Los Angeles Times had their own “Times Trailing” column and beat reporter, Jean Jacques. By 1950, the Desert Sun also had an ongoing column “What’s Going On in the Trailer Parks” featuring events and the social comings and goings of visitors. In opposition to the image of slum encampments projected by opponents of mobile home parks in other parts of the country, the Villager called Palm Springs “the jeweled showcase of mobile living.” Opened in 1954, the Sahara Trailer Park set a new standard for the upscale mobile home park in Palm Springs. The \$450,000 30-acre project was built by Duke Belzard and Roy E. Smith on a parcel purchased from Lee Arenas, marking the first time that Indian land in Section 26 was developed by non-Agua Caliente members. Amenities of the Sahara design included wide paved streets; a plaza with grocery store, television viewing room, shuffleboard courts, card room, dance hall, and beauty shop; and a large swimming pool. The architectural design of the common buildings was based on the architecture of the nearby Biltmore Hotel. The Sahara Trailer Park was featured nationally in Popular Mechanics and National Geographic for distinctive new features such as cabanas and annexes.
3395	E	CAMINO ROJOS		1961			5D3	Contributor to El Rancho Vista Estates	
3472	E	CAMINO ROJOS		1960			5D3	Contributor to El Rancho Vista Estates	
3477	E	CAMINO ROJOS		1960			5D3	Contributor to El Rancho Vista Estates	
3570	E	CAMINO ROJOS		1959			5D3	Contributor to El Rancho Vista Estates	
3588	E	CAMINO ROJOS		1961			5D3	Contributor to El Rancho Vista Estates	
3607	E	CAMINO ROJOS		1960			5D3	Contributor to El Rancho Vista Estates	
3663	E	CAMINO ROJOS					5D3	Contributor to El Rancho Vista Estates	
3666	E	CAMINO ROJOS		1961			5D3	Contributor to El Rancho Vista Estates	
3694	E	CAMINO ROJOS		1960			5D3	Contributor to El Rancho Vista Estates	
3695	E	CAMINO ROJOS		1960			5D3	Contributor to El Rancho Vista Estates	

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740		Camino Sur		1958			5D3	Contributor to Vista Las Palmas	
755		Camino Sur		1958			5D3	Contributor to Vista Las Palmas	
797		Camino Sur		1958			5D3	Contributor to Vista Las Palmas	
845		Camino Sur		1958			5D3	Contributor to Vista Las Palmas	
815	W	Camino Sur		1958			5D3	Contributor to Vista Las Palmas	
350		Camino Sur		1935	Yes		7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
404		Camino Sur		1936	Yes		7R	This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way, and therefore additional information about its integrity is required to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
478		Camino Sur		1930	Yes		7R	This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It also appears significant for its Spanish Colonial Revival architecture by master builder Lee Miller. However, it is not fully visible from the public right-of-way, and therefore additional information about its integrity is required to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. On the heels of his success with Merito Vista, in 1926 Prescott T. Stevens began subdividing a large parcel of land directly to the north which he called Las Palmas Estates. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish styles by observing existing adobes and pattern books.
523		Camino Sur		1936	Yes		5S3	This property is significant as an example of pre-World War II residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Hacienda Ranch style architecture designed by the prominent firm of Brewster & Benedict. It exhibits quality of design and distinctive features including its brick veneer walls, wide covered porch, and steel sash casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. This house is an example of a Hacienda Ranch. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This house was built for prominent villager Milton Hicks. It was purchased in 1940 by screen star Adolphe Menjou; Menjou added a Paddock Co. pool after moving in.

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1021		CAPISTRANO	CT	1963			5D3	Contributor to Las Palmas Summit	
1032		CAPISTRANO	CT	1963			5D3	Contributor to Las Palmas Summit	
1045		CAPISTRANO	CT	1962			5D3	Contributor to Las Palmas Summit	
1050	W	CAPISTRANO	CT	1962			5D3	Contributor to Las Palmas Summit	
1077	W	CAPISTRANO	CT	1962			5D3	Contributor to Las Palmas Summit	
2684	N	Cardillo	Ave	1938			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The Palm Springs Village Tract (1936-37) was another large tract west of the Racquet Club, with 230 parcels. Local real estate man John Munholland was sales agent for these lots with “100-foot frontage overlooking the entire desert.” By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.
222	W	Chino	Dr	1927	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its varied gable roofs with clay barrel tiles, square tower, and wood sash windows and French doors.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. This property has been associated with Sammy Davis, Jr., Clark Gable and Carole Lombard; and Kay Spreckles Gable. None of these associations are verified.
444	W	Chino	Dr	1933	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its pointed entrance arch and pierced plaster window grilles.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.
595	W	Chino Canyon	Rd	1968			5S3	This property is significant as a good example of Regency Revival residential architecture designed by prominent local designer James McNaughton. It exhibits quality of design and distinctive features including vertically exaggerated, arched entrance doors set in a projecting pavilion with round arches and decorative finials.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement. James McNaughton was an art director and set designer for early television programs in the 1950s, including Pulitzer Prize Playhouse and The United States Steel Hour. In the 1960s and 1970s he turned to residential design and designed a number of houses in Palm Springs, primarily in the then-fashionable Regency Revival style.



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845	W	Chino Canyon	Rd	1946			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant for its association with singer Elvis Presley, who owned it and spent several months there each year from 1970 until his death in 1977. During this time the property was informally known as "Graceland West." It is also significant as an example of Hacienda Ranch-style residential architecture by the prominent local architecture firm Clark & Frey.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks (1884-1944) worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, “Little Tuscany,” in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, “because it reminded him of the Tuscan Hills of Italy.” This property is one of several architecturally significant works in the Little Tuscany neighborhood. It was commissioned by the Jergens family (of lotion fame) and designed by Clark & Frey in 1946. It was purchased by McDonald's executive Ray Kroc in 1960 and by Elvis Presley in 1970. Presley recorded nine songs in the house and spent several months there each year with his wife Priscilla. After the couple's divorce in 1973 Presley expanded the house by 2,000 square feet, including an additional bedroom and an entertainment room called "The Jungle Room." (Source: Forbes, September 10, 1914) John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.
875	W	Chino Canyon	Rd	1942		50	5S1	Designated, did not re-evaluate. (HSPB-50)	
1011	W	Cielo	Dr	1955			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by local architect Walter White. It exhibits quality of design and distinctive details, including its extensive use of stone, concrete block, and wood, curved shed roof, and angeled, butt-glazed clerestory windows. In 2015 it was listed in the National Register of Historic Places.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Walter S. White was born in 1917. Between 1933 and 1936, he attended San Bernardino High School. He worked for Harwell H. Harris for six months, followed by an eight-month term in Rudolf Schindler’s Los Angeles office, a six-month term with Allen Rouff, and, finally, a two year and six month term with Win E. Wilson. In Wilson’s office, White helped plan and design prefabricated war housing with a skin-stressed plywood panel system. For the remainder of World War II, White was employed by the Douglass Aircraft Co. in El Segundo, California, working on machine tool design. In 1947, White moved from Los Angeles to Palm Springs, where he worked for Clark & Frey before embarking on his own practice as a designer and contractor in Colorado Springs, Colorado. He continued to work as a contractor in Colorado Springs until 1967 when he obtained his architecture license. White then returned to California, where he worked throughout the 1970s and 1980s. He designed residences, ski lodges, commercial buildings, churches, club houses, and condominiums. White died in 2002, at the age of 85.
1021	W	Cielo	Dr	1968-69			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Craig Ellwood; it exhibits exceptional importance and therefore meets National Register Criteria Consideration G for properties that are less than 50 years old. It exhibits quality of design and characteristic features of the style, including its horizontal massing, flat roof, unadorned concrete masonry wall surfaces, and steel I-beam fascia.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. Max Palevsky was a Russian-born billionaire who made his wealth producing computers and their components. Prior to commissioning his Palm Springs weekend house, computer tycoon Max Palevsky kept an apartment at the Town and Country Center (Paul R. Williams and A. Quincy Jones, 1950). After deciding the apartment lacked privacy, Palevsky commissioned architect Craig Ellwood to design a Moroccan-style walled house on a sloping plateau along West Cielo Drive, overlooking the city of Palm Springs to the south. Palevsky was closely involved with the design of his Palm Springs home, noting, “I should have been an architect, but I grew up in the Depression and I didn’t really choose what I became.” The resulting Palevsky House was a “synthesis of the best elements of Ellwood’s domestic architecture,” drawing from Ellwood’s previous projects for inspiration about planning, massing, and design elements. Ellwood maximized the blending of interior and exterior space by employing glass screen walls at one end of the main axis, and, at the other end, opening the courtyard to the view of the city. Ellwood shaped the steel-frame Palevsky House around the owner's large art collection and interest in the privacy of traditional Moroccan architecture. Ellwood translated the traditional North African plan into his preferred Miesian steel and glass idiom. (Adapted from Neil Jackson, California Modern: The Architecture of Craig Ellwood) Craig Ellwood studied structural engineering at UCLA in the late 1940s. Although he never earned a formal degree he developed a strong interest in the application of industrial materials and techniques to architecture. He worked as a contractor and construction estimator in Los Angeles before establishing Craig Ellwood Associates in 1949. In 1951 he was invited by John Entenza, editor of Arts & Architecture magazine, to participate in the Case Study House program. Ellwood designed three houses for the program, #16 (considered to be among the most important of postwar California homes), #17 and #18, between 1952 and 1958. As a result of the program Ellwood won commissions for the design of a number of noteworthy Modern houses throughout Los Angeles, as well as commercial buildings and the iconic Bridge Building at Art Center College of Design in Pasadena.



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1030	W	Cielo	Dr	1952		46	5S1	Designated, did not re-evaluate (HSPB-46).	
1044	W	Cielo	Dr	1957			7R	This property appears significant as an example of a Modern Ranch-syle residence. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the “Old West.” The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs.
161	S	Civic	Dr	1964			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as the first office condominium development in the state of California; as a good example of a courtyard professional buildings; and as a good example of Mid-century Modern commercial architecture designed by prominent Palm Springs architect Donald Wexler. The building exhibits quality of design with distinctive features including its plan organization around a central landscaped court, flat roofs with wide overhanging eaves and cantilevered canopies, and connection of indoor and outdoor space.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody’s office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84). Wexler was a partner in the development of the innovative Professional Park; other partners included Bernard Perlin and Dinah Shore. This development was the first case in California where the office units were financed as condominiums. Professional Park was organized so that each unit had garden views and open space. The original landscape was designed by landscape architect David Hamilton. Wexler located his office in the complex. (Source: Steel and Shade: The Architecture of Donald Wexler)
490	S	Compadre	Rd	1960			5S3		
967	N	CORONET	CIR	1959			5D3	Contributor to Vista Las Palmas	
968	N	CORONET	CIR	1959			5D3	Contributor to Vista Las Palmas	
972	N	CORONET	CIR	1959			5D3	Contributor to Vista Las Palmas	
983	N	CORONET	CIR	1959			5D3	Contributor to Vista Las Palmas	
280	W	Cortez	Rd	1938			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. The property is located in Palm Springs Desert Estates, which was announced on page one of the March 1936 Palm Springs News as “the largest single land development ever carried out in Palm Springs.” The planned one-hundred acre project adjoined the Racquet club on the east. The initial subdivision for this project consisted of the 18-parcel Palm Springs Desert Estates Tract bordered by Cabrillo Road to the north, Cortez Road to the south, Zanjero Road to the east and Anza Road on the west. Developed by Mason Case and Company, the company established an office in the Carnell building and assembled a team of architects, engineers, contractors and sales agents. Mason Case (1880-1948) was associated with numerous land projects including reclamation projects and residential developments in San Francisco and Los Angeles—including developments in Redwood City and South Gate. For this project, Case established a working relationship with architect W. C. Pennell with the intention of constructing “modern bungalows.” H.E. Holton was selected to be contractor. For reasons that are unknown at this time, the vision for Palm Springs Desert Estates was never fully realized and by 1939 only four residences had been constructed: 260 Cortez Road, 280 Cortez Road, 216 Cabrillo Road, and 261 Cabrillo Road.
277	W	Crestview	Dr	1924			5S3	This property is significant as an example of 1920s residential development, when important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; it is an early estate property associated with inventor and prominent businessman King Camp Gillette.	This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates; now the Mesa), a significant early development nestled in the foothills of the southern end of the city. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. Wealthy capitalists who came to Palm Springs in the 1920s include King Camp Gillette (1855-1932), an American inventor and first manufacturer of a razor with disposable blades. The King Camp Gillette Estate was originally composed of three buildings on a single property that now comprises five parcels. These buildings were constructed c. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview Road (guest house), and 324 Overlook (likely a guest house). These houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels were subdivided in the early 2000s, and two new homes (constructed 2004 and 2007) are now situated between 233 W. Crestview Dr. and 277 W. Crestview Dr. The King Gillette Estate was published in Country Life, November 1928.

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294	W	Crestview	Dr	1933			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival-style design by prominent architect Paul R. Williams. However, the property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This property was built by Fulford; it appears that the house was designed by Paul R. Williams based on a 1925 article in the Los Angeles Examiner. Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams’ first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects’ College of Fellows. This property was published in Country Life, November 1928.
1850	W	Crestview	Dr	1930			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a rare local example of Pueblo Revival residential architecture. It exhibits quality of design and distinctive features, including clustered cubist massing, flat roofs with rounded parapets, and wood casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Judge McCabe lived here in 1952 per city directory.
1314		Culver	Pl	1956			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It was designed in 1956 by prominent local architect E. Stewart Williams as his family residence. This property is surrounded by later development. It is located in a gated community and therefore could not be evaluated.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams’ first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976). Mr. and Mrs. E. Stewart Williams are listed in the Desert Sun in November 1955 as taking out a permit for a \$24,000 new house at 1250 Paseo El Mirador. This address is also listed by Williams as his residence in his application to the AIA. The original property has been subdivided, and the present-day address corresponds to 1314 Culver Place. This property was listed in the Citywide Historic Resources Database at 1066 Paseo El Mirador.
2839		DAVIS	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
2929		DAVIS	WAY	1959			5D3	Contributor to Racquet Club Road Estates	
960	E	DEEP WELL	RD	1956			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1010	E	DEEP WELL	RD	1955			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1055	E	DEEP WELL	RD	1974			5D3	Contributor to Deep Well Ranch Estates	
1076	E	DEEP WELL	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
1077	E	DEEP WELL	RD	1953			5D3	Contributor to Deep Well Ranch Estates	

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1094	E	DEEP WELL	RD	1954			5D3	Contributor to Deep Well Ranch Estates	
1225	E	DEEP WELL	RD	1955			5D3	Contributor to Deep Well Ranch Estates	
1277	E	DEEP WELL	RD	1958			5D3	Contributor to Deep Well Ranch Estates	
1333	E	DEEP WELL	RD	1961			5D3	Contributor to Deep Well Ranch Estates	
1363	E	DEEP WELL	RD	1955			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1411	E	DEEP WELL	RD	1957			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1270	W	DEEP WELL	RD	1960			5D3	Contributor to Deep Well Ranch Estates	
1345	E	DEEPWELL	RD	1955			5D3	Contributor to Deep Well Ranch Estates	
309		DESERT HOLLY	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
315		DESERT HOLLY	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
387		DESERT HOLLY	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
388		DESERT HOLLY	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
1950	E	Desert Palms	Dr	1947/1990s			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect William F. Cody as his own residence. It exhibits quality of design and distinctive features including its expressed post-and-beam construction and concrete block walls.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This house was designed by prominent local architect William F. Cody, who built it as his family residence. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. It was reportedly Cody's first experiment in steel frame residential architecture. The perimeter of the property was surrounded by a zig-zagging slumpstone wall. The mortar joints were bagged with sand-filled burlap sacks to smooth the joints, which became a signature of Cody’s later designs. The house’s structural elements (steel beams, adobe walls, and glass) are all exposed, and the distinction between indoor and outdoor spaces are blurred with the use of glass, reflecting pools, and atriums. The home originally featured a blue glass canopy over the entry. The home has two guest bedrooms, two outdoor showers, a conversation pit in the living room, and a sliding skylight in the master bedroom. There is also a bomb shelter – a nod to the Cold War era in which the home was built. Cody's former partner, Frank Urrutia, purchased the home from the Cody estate, and restored and remodeled the house in the 1990s. [Source: Andy Sotta, “William F. Cody Home,” in The Architecture of William F. Cody: A Desert Retrospective (Palm Springs, CA: Palm Springs Preservation Foundation, 2004), 19.]
322		DESERT WILLOW	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
385		DESERT WILLOW	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
403		DESERT WILLOW	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
444		DESERT WILLOW	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
475		DESERT WILLOW	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
506		DESERT WILLOW	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
511		DESERT WILLOW	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
1052		DRIFTWOOD	DR	1959			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	

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1086		DRIFTWOOD	DR	1957			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1106		DRIFTWOOD	DR	1966			5D3	Contributor to Deep Well Ranch Estates	
1111		DRIFTWOOD	DR	1955			5D3	Contributor to Deep Well Ranch Estates	
1130		DRIFTWOOD	DR	1956			5D3	Contributor to Deep Well Ranch Estates	
1131		DRIFTWOOD	DR	1955			5D3	Contributor to Deep Well Ranch Estates	
1160		DRIFTWOOD	DR	1967			5D3	Contributor to Deep Well Ranch Estates	
1177		DRIFTWOOD	DR	1961			5D3	Contributor to Deep Well Ranch Estates	
1279		DRIFTWOOD	DR	1954			5D3	Contributor to Deep Well Ranch Estates	
1324		DRIFTWOOD	DR	1958			5D3	Contributor to Deep Well Ranch Estates	
1355		DRIFTWOOD	DR	1956			5D3	Contributor to Deep Well Ranch Estates	
1400		DRIFTWOOD	DR	1961			5D3	Contributor to Deep Well Ranch Estates	
1440		DRIFTWOOD	DR	1955			5D3	Contributor to Deep Well Ranch Estates	
1441		DRIFTWOOD	DR	1956			5D3	Contributor to Deep Well Ranch Estates	
1487		DRIFTWOOD	DR	1955			5D3	Contributor to Deep Well Ranch Estates	
1520		DRIFTWOOD	DR	1956			5D3	Contributor to Deep Well Ranch Estates	
1106	S	Driftwood	Dr	1966			5B	This property is significant as a good example of Regency Revival residential architecture. It exhibits quality of design and distinctive features including its steeply pitched mansard roof, round-arched dormers, and eccentrically detailed Neoclassical features. It is also a contributor to the Deep Well Ranch Estates.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement. Liberace had this house built for his mother, Frances.
2312		DUANE	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2384		DUANE	RD	1959			5D3	Contributor to Racquet Club Road Estates	
235		EASMOR	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
255		EASMOR	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
265		EASMOR	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
222		EASMOR	CIR	1956			5D3	Contributor to Sunmor Enchanted Homes	
		Easmor	Cir	c. 1945		40	5S1	Designated, did not re-evaluate (HSPB-40).	

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

Contact the Planning Department for more info at 760 323 8245  
Last date revised: January 2019.

ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
1011	E	El Alameda		1934			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is eligible as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as the work of master builder Lee Miller.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish styles through observing existing adobes and pattern books. George Hamilton's younger brother, Bill, lived here while working at Eva Gabor Interiors in the late 1960s and early 1970s. Choreographer and dance instructor Roy Randolph lived here for a few years during retirement in the early 1970s. Randolph was a dance teacher to Shirley Temple, Jackie Cooper, Glenn Ford, Betty Grable, Barbara Stanwyck, and more. The widow of Cuban band leader Miguelito Valdez purchased this home in 1979. (Steve Vaught note: Certain sources claim this to be a former home of Bing Crosby. However, this has not been independently verified.)
1029	E	El Alameda		1935			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It appears eligible as an example of early residential development, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area during this period.
1146	E	El Alameda		1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It appears eligible as an example of early residential development, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.
1188	E	El Alameda		1936			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be eligible as an example of pre-World War II residential development in Palm Springs, representing a significant period of growth and transition in the city; and for its association with Bob and Dolores Hope. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. This property is associated with Bob and Dolores Hope; it is the second home they purchased in the desert.
1316	E	El Alameda		1935			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival residential architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.



City of Palm Springs, California - Department of Planning Services

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210	W	El Camino	Way	1945			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of pre-World War II residential development, representing an important period of growth and transition in the city; and as a good example of Spanish Colonial Revival residential architecture. It exhibits quality of design and distinctive features including its sprawling plan, horizontal massing, cement plaster walls, steel sash casement windows, and clay barrel tile roofing.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
225	S	El Cielo	Rd	1966			7R	This property may be significant as an example of post-World War II civic development and Mid-century Modern architecture. It has been attributed to Albert Frey, though this is unconfirmed, and Frey disavowed the attribution (per PSMOD). It is a simple representation of Mid-century Modern architecture, with the decorative screen wall on the primary façade as its only distinguishing characteristic. If it can be attributed to a noted architect from the period, it may be eligible for local designation.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, other municipal and government buildings, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.
225	S	El Cielo	Rd	1966			7R	This property may be significant as an example of post-World War II civic development and Mid-century Modern architecture. It has been attributed to Albert Frey, though this is unconfirmed, and Frey disavowed the attribution (per PSMOD). It is a simple representation of Mid-century Modern architecture, with the decorative screen wall on the primary façade as its only distinguishing characteristic. If it can be attributed to a noted architect from the period, it may be eligible for local designation.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, other municipal and government buildings, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.
1849	S	El Cielo	Rd	1942			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant for its association with the dude ranch and western-themed resort activities popular in Palm Springs from the 1920s through the post-World War II era. The Los Compadres property is not fully visible from the public right-of-way. The clubhouse was damaged in 1952; the overall historic integrity of the property is unknown and therefore the evaluation could not be completed.	During the 1920s, the prevalence of “dude ranches” -- working cattle ranches transformed by “the guest business” increased across the United States. Driven by financial hardship, cattle ranchers joined forces with the railroads to promote a new kind of vacation experience. A 1928 article in the Los Angeles Times posed and answered the question “What is a Dude Ranch?” by defining it as “a resort where life on a ranch is offered without the frequent makeshifts for ordinary comforts...the main feature of entertainment is a stable of good horses where the able may ride to their heart’s content...” With its rural, agricultural roots and its continued reliance on horses for transportation well into the 20th century, Palm Springs was especially well suited to the creation of western-themed resorts and activities that showcased ranch living. This was a popular trend that continued in the post-World War II era. Los Compadres originally began as the Palm Springs Riding Club in the late 1930s with about 40 members. The club would often stage breakfast rides, moonlight rides and weekend campouts accompanied by a chuck wagon. After World War II, the club purchased land at 1849 S. El Cielo Road and built Los Compadres Ranch complete with stables and a clubhouse. In 1952, the clubhouse was damaged by fire. In 1968, club members began an annual deep pit barbecue event at the Ranch.
101	W	El Portal				14	5S1	Designated, did not re-evaluate (HSPB-14).	
288	W	El Portal		1940			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
973		FAIRVIEW	CIR	1959			5D3	Contributor to Vista Las Palmas	
976		FAIRVIEW	CIR	1959			5D3	Contributor to Vista Las Palmas	
987		FAIRVIEW	CIR	1959			5D3	Contributor to Vista Las Palmas	
995		FAIRVIEW	CIR	1959			5D3	Contributor to Vista Las Palmas	
210		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
221		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
242		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
254		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
259		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
275		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	

City of Palm Springs, California - Department of Planning Services

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300	S	Farrell	Dr				5S3	This property is significant as a good example of Late Modern commercial architecture. It exhibits quality of design and distinctive features including its prominent bonnet roof and unrelieved concrete block wall panels.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." John Filer Outcault was Palm Desert-based architect. After obtaining his degree from USC, Outcault worked as a draftsman in the New York office of Alfred Easton Poor before becoming a draftsman in the office of Clark & Frey. Outcault’s work included residential, commercial and institutional buildings throughout the Coachella Valley.
333	S	Farrell	Dr	1963			5S3	This property is significant as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its expressed post-and-beam construction, steel "spider leg" columns, and extended masonry screen walls.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams’ first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).
201		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
233		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
241		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
270		FARRELL	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
925		FRANCIS	DR	1960			5D3	Contributor to Racquet Club Road Estates	
1077		FRANCIS	DR	1961			5D3	Contributor to Racquet Club Road Estates	
1163		FRANCIS	DR	1961			5D3	Contributor to Racquet Club Road Estates	
1191		FRANCIS	DR	1961			5D3	Contributor to Racquet Club Road Estates	
325	E	FRANCIS	DR	1959			5D3	Contributor to Racquet Club Road Estates	
483	E	FRANCIS	DR	1959			5D3	Contributor to Racquet Club Road Estates	
1010		FRIAR	CT	1963			5D3	Contributor to Las Palmas Summit	
1022		FRIAR	CT	1962			5D3	Contributor to Las Palmas Summit	
1033		FRIAR	CT	1963			5D3	Contributor to Las Palmas Summit	
810		GARDEN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
845		GARDEN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
862		GARDEN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
915		GARDEN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
969		GARDEN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
52		GEM	CIR	1962			5D3	Contributor to Racquet Club Road Estates	

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53		GEM	CIR	1962			5D3	Contributor to Racquet Club Road Estates	
2108		GEORGE	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2118		GEORGE	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2126		GEORGE	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2129		GEORGE	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2154		GEORGE	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2155		GEORGE	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2137	N	Girasol	Ave	1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Palm Springs Village Tract (1936-37), which is a large tract west of the Racquet Club, with 230 parcels. Local real estate man John Munholland was sales agent for these lots with “100-foot frontage overlooking the entire desert.” By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.
352	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
379	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
380	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
408	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
443	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
444	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
490	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
512	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
555	N	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
371	S	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
389	S	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
400	S	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
461	S	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
491	S	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
554	S	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
577	S	GLEN	CIR	1959			5D3	Contributor to Racquet Club Road Estates	

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1885		Golf Club	Dr	1957			5S3	This property is significant as an excellent example of a Mid-century Modern, post-World War II commercial building with Expressionist influences, designed by prominent Palm Springs architect Hugh Kaptur. The building exhibits quality of design with distinctive features including its battered entrance wall with heavily textured plaster, and upswept roof with overhanging eave and exposed timber beams.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
814		GRACE	CIR	1960			5D3	Contributor to Racquet Club Road Estates	
859		GRACE	CIR	1960			5D3	Contributor to Racquet Club Road Estates	
860		GRACE	CIR	1960			5D3	Contributor to Racquet Club Road Estates	
944		GRACE	CIR	1960			5D3	Contributor to Racquet Club Road Estates	
1300		GRANITO	CIR	1959			5D3	Contributor to Vista Las Palmas	
1320		GRANITO	CIR	1959			7R	Property not visible from public right-of-way in Vista Las Palmas	
800		GRANVIA VALMONTE		1963			5D3	Contributor to Caballeros Estates Historic District	
890		GRANVIA VALMONTE		1961			5D3	Contributor to Caballeros Estates Historic District	
933		GRANVIA VALMONTE		1960			5D3	Contributor to Caballeros Estates Historic District	
276	E	Granvia Valmonte		1935			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates, which was subdivided in 1927 by Prescott T. Stevens. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.”
635	E	Granvia Valmonte		1936			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as the work of architect Charles O. Matcham. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in what is now known as the "Movie Colony." The “Movie Colony” was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt in Los Angeles. He was a frequent visitor to the Palm Springs area and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as “gaining prominence in the trends towards ‘outdoor-indoor’ living by use of larger glass areas, shaded terraces, patios, pools, etc., in contemporary adaptations of traditional styles.” Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city’s first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-40).

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670	E	Granvia Valmonte		1934			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in what is now known as the "Movie Colony." The “Movie Colony” was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. In 1956, an addition was made to the residences by Daniel Wells. In the late 1960s, news articles show it as the residence of Marvin and Carol Friedenburg. Carol Friedenburg was very active in the League of Women Voters and often hosted meetings at this residence. Dr. Marvin Friedenburg was a prominent doctor and lecturer. He also was the director of the radiology department at Desert Hospital. (Various sources via Steve Vaught)
623	S	Grenfall	Rd	1962			5S3	This property is significant as an excellent example of Mid-century Modern multi-family residential architecture with Expressionistic influences designed by noted Palm Springs architect Hugh Kaptur. It exhibits quality of design and distinctive features including sculptural forms, canted and angled wall planes with diagonal wood siding and stone veneer, and timber beams.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
630	S	Grenfall	Rd				5S3	This property is significant as a good example of Mid-century Modern multi-family residential architecture designed by Palm Springs architect Michael Allan Black. It exhibits quality of design and distinctive features including its irregular composition of angled units and light wells clustered around a swimming pool and landscaped patios.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Palm Springs-based architect Michael Allan Black, AIA, graduated from USC in 1961. Black is best known for his post-and-beam and shed-style modern buildings. His Palm Springs projects include residential, commercial, and institutional architecture such as the Moore Residence (1968), the Strube-Gibson Residence (1969) and the Ajalon Baptist Church (1969). In 1971 Black was appointed to the city’s architectural advisory committee.
215		HELENA	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
234		HELENA	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
155	W	Hermosa	PI	1954	Yes		5S3	Although Villa Hermosa has been altered, it may still be eligible for local designation as a prominent example of post-World War II multi-family residential development. It is an example of the garden apartment type, and still retains its overall form and layout, reflecting design and planning principles from the period.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Hermosa is an example of the garden apartment type, with a collection of apartment units around a pool and recreational facilities. There were three separate unit types designed by Clark & Frey for the complex. According to author Joseph Rosa, the design is an “assembly of stacked and terraced apartments that forms a partial enclosure around a garden and a pool that is oriented to a mountain view...with access to all apartments through the garden.” Villa Hermosa was featured twice in Architectural Record.
417	W	Hermosa	PI	1937	Yes		5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival residential architecture by noted architects Brewster & Benedict. It exhibits quality of design and distinctive features, including its sprawling plan, polygonal and square towers with hipped roofs and spires, and arched entrance portal with spiral half-columns.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Per Steve Vaught, Elizabeth Taylor and Mike Todd reportedly rented this home on more than one occasion and spent part of their honeymoon there. They held a lease on the house at the time of Todd's death in a plane crash in 1958.



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432	W	Hermosa	Pl	1965	Yes		553	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent local architect Donald Wexler. It features quality of design and distinctive details including its horizontal massing, expressed post-and-beam construction, flat roof, and unadorned concrete masonry wall surfaces.	The growing prosperity of the post-World War II years and the rise of the car culture, as well as the continued patronage of the film industry, contributed to a rapid increase in Palm Springs’ seasonal and permanent population that coincided with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody’s office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).
470	W	Hermosa	Pl	1940	Yes		7R	This property may be significant for its association with important Palm Springs pioneer Zaddie Bunker; other properties historically associated with Bunker do not appear to be extant. What appears to be the original main house of the Zaddie Bunker compound may be extant at the rear of the property and is not visible from the public right-of-way. The original parcel has been subdivided and some buildings have been altered or demolished. The entry piers may date from the historic period. The property is not fully visible from the public right-of-way.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” This property was historically associated with Zaddie Bunker. The parcels that now comprise 448 and 470 Hermosa Place, and 954 Patencio (addresses on Sanborn maps are 442 and 448 Hermosa Place; 986-990 Patencio; and 954 Patencio) appear on one parcel in the 1962 Sanborn map, so they were tied together historically. Zaddie Bunker is documented at 468 Hermosa Place in the 1939 City Directory; at 474 Hermosa Place in the 1947 and 1948 City Directories; and at 1172 Tachevah (appears demolished) in the 1951 and 1952 City Directories.
504	S	Indian	Tr	1935			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city, and for its association with the entertainment industry in Palm Springs. It may also be significant as an example of Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. 504 Indian Trail was built by radio star Cal Pearce who was, along with his brother Al, star of the popular Al Pearce and His Gang, which was broadcast nationally across the NBC radio network. In 1935, the Pearce brothers brought the program to Palm Springs for a special broadcast from the newly-opened Palm Springs theater. In 1939, 504 Indian Trail was rented by famed British author Leslie Charteris and his wife, Barbara Meyer, editor at The American Magazine. Charteris was world renowned as author of The Saint series of novels featuring suave detective "Simon Templar." (via Steve Vaught)
537	S	Indian	Tr	1935			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. In the mid-1940s, the residence was the winter home of MGM director Charles "Chuck" Walters. Nominated for an Oscar for Lili (1953), Walters was also responsible for such classics as Easter Parade (1948), High Society (1956), and The Unsinkable Molly Brown (1964), among others. (via Steve Vaught)

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538	S	Indian	Tr	1946			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Jack Gholstin, who built 538 Indian Trail, was a wholesale merchant from Norfolk, VA who moved to Palm Springs in 1932. For decades, he and his wife were involved in civic affairs particularly in supporting hospital programs. He also served for a time on the board of the City of Hope Hospital. (via Steve Vaught)
590	S	Indian	Tr	1936		68	5S1	Designated, did not re-evaluate (HSPB-68).	
591	S	Indian	Tr	1935			5S3	This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival residential architecture by Meyer & Holler.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Mendel S. Meyer (1874-1955) co-founded the Milwaukee Building Company in 1905 as a design-build firm. Philip W. Holler (1869-1942) joined the firm in 1911, and in 1922 the company’s architectural arm became known as Meyer & Holler. The Milwaukee Building Company grew into one of Los Angeles’ largest construction companies, and Meyer & Holler became one of the city’s most esteemed architectural firms in the 1920s. The firm’s early work was largely residential, ranging in style from Craftsman to various period revivals. After World War I the company switched to an emphasis on commercial work and designed some of the most prominent buildings in Hollywood, including Grauman’s Egyptian Theater (1922), the Hollywood Athletic Club (1924-26), Grauman’s Chinese Theater (1927) and the Hollywood First National Bank Building (1927).
608	S	Indian	Tr	1936			7R	This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival architecture by Brewster & Benedict. It exhibits quality of design and characteristic features of the style, including its irregular plan, horizontal massing, steel casement windows, clay barrel tile roofing, and plaster veneer. It is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. This property was originally constructed for Hal Forrest, an aviator and a cartoonist, famous for his "Tailspin Tommy" comics. According to the Desert Sun, Forrest personally collected the stones for the wall around his house from out in the surrounding desert. In 1947, the home was purchased by Joseph M. Schenck after selling his previous home at 346 Tamarisk to 20th Century Fox executive Darryl F. Zanuck. Schenck was a major figure in Hollywood from the silent era into the 1950s -- former husband of silent screen star Norma Talmadge; co-founder of Buster Keaton Productions; president of United Artists Corporation; and Chairman of the Board, 20th Century Fox Film Corporation. Schenck was one of the founders of the Academy of Motion Picture Arts & Sciences (AMPAS) and in 1952 was awarded a special Academy Award for his many contributions to the film industry. In 1948, Schenck sold the house to Morris Teitelbaum and his sister Pauline De Martini, both well-known New York labor relations attorneys. They were siblings of prominent villager, Al Teitelbaum. (via Steve Vaught) Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Benedict’s works in Palm Springs include the Pacific Building, two Bullock’s demonstration homes, and the Alvah F. Hicks residence.

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609	S	Indian	Tr	1937			5S3	This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Los Angeles-based architect W.C. Pennell was a long-time associate of architect John C. Austin. By 1936, Pennell had established his own practice. He worked in the popular styles of the day from traditional styles in the 1920s to Spanish Colonial Revival and Art Deco during the 1930s. In 1935, Pennell developed a prototype of an affordable home as a demonstration home for Lakewood Village. Later commissions included several schools, theaters and supermarkets.
277	N	Indian Canyon	Dr	1957		39	5S1	Designated, did not re-evaluate (HSPB-39). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	
290	N	Indian Canyon	Dr	c. 1950	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a rare example of a post-World War II, Mid-century Modern automobile dealership in the central commercial district.	A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.
300	N	Indian Canyon	Dr	1950	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant an example of post-World War II commercial development in the central business district, reflecting an important period of growth and transition, and as an example of Mid-century Modern commercial architecture applied to a gas station. It exhibits quality of design and distinctive features including its boomerang-shaped steel canopy on angled steel columns.	A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The tax assessor has a date of 1950 for this parcel, but according to City Directories there was not a gas station at this address at that time.
1020	N	Indian Canyon	Dr				5S3	This property is significant as an example of early tourist-related commercial development in Palm Springs, reflecting the growth of Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished for new development, and therefore extant early examples are rare.	In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Spanish Colonial Revival was the predominant architectural style associated with tourist accommodations in Palm Springs from this period.
1044	N	Indian Canyon	Dr				5S3	This property is significant as an example of a post-World War II motel, reflecting the growth of the tourism industry during the postwar era.	A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.
1150	N	Indian Canyon	Dr	1927		1	5S1	Designated, did not re-evaluate (HSPB-1 and California Point of Interest).	
1189	N	Indian Canyon	Dr	1927			5S1	Designated, did not re-evaluate (HSPB-1)	

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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Last date revised: January 2019.

ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
1305	N	Indian Canyon	Dr	1929	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.”
1480	N	Indian Canyon	Dr	1948			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post-World War II courtyard hotel, reflecting the continued importance of tourism in Palm Springs during the postwar era.	In the years following World War II, tourism continued to be a significant influence on the commercial development of Palm Springs. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives.
2311	N	Indian Canyon	Dr	1937		45	5S1	Designated, did not re-evaluate (HSPB-45).	
2743	N	Indian Canyon	Dr	1934		83	7R	There was a fire on July 23, 2014 that destroyed much of the hotel. The property has been fenced off and boarded up since that time.	In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs’ reputation as a first-class resort community. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In 1933 actors Charlie Farrell and Ralph Bellamy built two tennis courts on a plot of land at the north end of town that they had purchased from Alvah Hicks. The courts proved so popular with their Hollywood friends that the following year Farrell and Bellamy built additional courts, a swimming pool, dining room, and guest bungalows and offered memberships in the new Palm Springs Racquet Club. The club’s Bamboo Bar became the social center of Palm Springs. The Palm Springs Racquet Club is HSPB-83, but it was not designated.
3131	N	Indian Canyon	Dr	1947			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions.
100	S	Indian Canyon	Dr	1960	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern commercial architecture designed by the prominent architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof with cantilevered canopies, plaster and concrete block wall panels, and ribbon windows.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

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105	S	Indian Canyon	Dr	1960			5S3	This property is significant as a good example of a Mid-century Modern commercial building designed by the prominent Palm Springs architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including the prominent precast channel slab concrete roof, clerestory windows, and stone accent panels.	This property is located on the parcel that includes La Plaza (HSPB-22). A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for touristoriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multitenant office and retail buildings to large department stores, were designed by prominent local architects of the period. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison’s early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler’s interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. This buidling is one of several projects undertaken by Wexler & Harrison for Zack Pitts, important local businessman, whose family managed La Plaza for generations.
115	S	Indian Canyon	Dr	c. 1936		22	5S1	Designated, did not re-evaluate (HSPB-22).	
187	S	Indian Canyon	Dr				5S3	This property is significant as an example of a pre-World War II commercial development, and as a good example of Spanish Colonial Revival commercial architecture. The building exhibits quality of design with distinctive features including its hipped roof with clay barrel tiles and open eaves, recessed second-story balcony, and espadanas.	This property is located on the parcel that includes La Plaza (HSPB-22). In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs’ reputation as a first-class resort community. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village’s historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.
440	S	Indian Canyon	Dr				5S3	This property is significant as a good example of a Mid-century Modern commercial building designed by the prominent Palm Springs architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including the eye-catching upswept canopy over the street frontage, expansive glass walls, and decorative stone detailing.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent local architects of the period. This building is referred to as a "barracks remodel" in the project list of Steel & Shade: The Architecture of Donald Wexler. It is one of several projects undertaken by Wexler & Harrison for Zack Pitts, important local businessman, whose family managed La Plaza for generations.
500	S	Indian Canyon	Dr	1958-59			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II commercial development in Palm Springs, as the city’s commercial core expanded northward and southward along Palm Canyon and Indian Canyon Drives. It is also significant as an example of Mid-century Modern commercial architecture and exhibits quality of design with distinctive features including its irregular plan, exposed concrete masonry construction, flat roof with wide cantilevered entrance canopy, and decorative bas-relief panels.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Bank architecture across the nation adopted Modern design (including drive-through service) to attract customers in the economic expansion after 1945; Palm Springs boasts an extraordinary collection of custom designs by noted architects which were also, by their size, position, and design, de facto civic landmarks celebrating the town’s wealth. This was originally Security-First National Bank, which opened to the public in September 1959. The bank was designed by architect Joseph B. Wong with the groundbreaking in December 1958. Phoenix-based Joseph B. Wong (1921-2011) was educated at the University of California, Berkeley. Wong practiced briefly in California, then moved to Scottsdale, Arizona, where he partnered with William Hall in Wong and Hall. When Hall returned to California to practice in 1954, Wong established his own firm. Wong produced over 550 residential, commercial and institutional buildings working in a range of styles. Of special note on this building are the the two 8x12 bas-reliefs located at the entrance. These were created by Arizona sculptor Lawrence Tenney Johnson and represent the history of Palm Springs. The first panel (on the left) illustrates Palm Springs’ past, while the panel on the right illustrates the village’s present and future. Johnson claims the panels were the culmination of an inspiration he had eighteen years earlier while lounging in the gardens of the old Cornelia White house. (via Steve Vaught)
813		JANET	CIR	1961			5D3	Contributor to Racquet Club Road Estates	
888		JANET	CIR	1960			5D3	Contributor to Racquet Club Road Estates	
889		JANET	CIR	1961			5D3	Contributor to Racquet Club Road Estates	
945		JANET	CIR	1961			5D3	Contributor to Racquet Club Road Estates	



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2300	N	Janis	Dr	1960			5S3	This property is significant as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its expressed angled structural frames, perforated concrete block screen walls, and recessed entrance atrium.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."
211		JILL	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
222		JILL	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
223		JILL	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
1441		Kaweah	Rd	1952	Yes		5S3	This property is significant as a good example of Regency Revival residential architecture. It exhibits quality of design and distinctive features including its vertically exaggerated recessed entrance, unconventionally proportioned Neoclassical columns, and blank walls finished in heavily textured cement plaster.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement.
2575		KITTYHAWK	DR	1961			5D3	Contributor to Racquet Club Road Estates	
2587		KITTYHAWK	DR	1961			5D3	Contributor to Racquet Club Road Estates	
2616		KITTYHAWK	DR	c. 1962			5D3	Contributor to Racquet Club Road Estates	
2631		KITTYHAWK	DR	1961			5D3	Contributor to Racquet Club Road Estates	
2666		KITTYHAWK	DR	1962			5D3	Contributor to Racquet Club Road Estates	
2681		KITTYHAWK	DR	1961			5D3	Contributor to Racquet Club Road Estates	
2793		KITTYHAWK	DR	1961			5D3	Contributor to Racquet Club Road Estates	
973	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
984	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
985	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
992	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
992	E	La Jolla	Rd	1957 - 1958		85	5S1	Designated, did not re-evaluate (HSPB-85).	
1002	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
1005	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
1020	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
1027	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
1043	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
1069	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
1080	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
1081	E	LA JOLLA	RD	1957			3D	Contributor to Twin Palms Estates	
484	E	La Verne	Way	1966	Yes		5S3	This property is significant as an example of post-World War II multi-family residential development; and as a good example of a Mid-century Modern garden apartment complex, reflecting planning and design principles from the period. It exhibits quality of design and distinctive features including concrete block and stone veneered walls, expressed post-and-beam construction, and central garden court with swimming pool.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Palo Fierro Estates was designed as a group of 34 two- and three-bedroom garden apartments. The project was bordered to the north by Aloha Drive, to the south by East Laverne Way, to the East by Calle Palo Fierro, and to the west by South Lagarto Way. The \$1 million project featured Mid-Century Modern-style apartments ranging in size from 1,710 square feet to 2,000 square feet with atriums and sunken living rooms with Swedish fireplaces. As with many of the garden-style multi-family residential complexes in Palm Springs, groupings of two and four attached homes with carports were arranged around a rolling green area that featured a nine-hole putting green and two heated pools. Although originally designed as rental/leasable apartments, in 1969 the owners filed a condominium tract map to transform the complex into individual unit ownership.

City of Palm Springs, California - Department of Planning Services

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750	E	La Verne	Way	1965	Yes		5S3	Country Club Estates is significant as an excellent example of multi-family residential development, representing the early adoption of condominium development in a resort location in the 1960s; and as a good example of a Mid-century Modern garden apartment designed by prominent architects Jones & Emmons, reflecting design and planning principles from the period.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Country Club Estates is a condominium community designed in the Mid-century Modern architectural style. Amenities include a communal pool. The triangular parcel is home to thirty units (although early plans called for just twenty four), primarily clustered in four units per building, but with some two-unit clusters. Originally designed to be co-operative apartments, the project was changed to condominium ownership during the design process. The long, low horizontal lines of Jones’ elegant Mid-century Modern design is emphasized by the incorporation of carports at both ends of the primary street façade, with a unifying wall at the center. Flat rooflines also contribute to the overall horizontality of the design. Two- and three-bedroom units range from 1,450 to 1,811 square feet; each unit was designed around a private garden that separates the public and private spaces. Eleven-foot ceiling heights distinguish the units from other local examples from the period. Each unit opens at the rear onto the lushly landscaped garden area with an oversized swimming pool and a private pitch-and-putt golf course. Modern pole-globe lights dot the landscape. Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to Los Angeles in 1936 after graduating from the University of Washington, and worked for a number of prominent Los Angeles architects including Douglas Honnold and Paul R. Williams. Both Emmons and Jones returned to Los Angeles after serving in the U.S. Navy during World War II, and in 1951 founded the firm of Jones & Emmons, a partnership which was among the masters of Modern architecture in Southern California during the second half of the 20th century and which continued until Emmons’ retirement in 1969. Jones & Emmons developed a distinctly Californian expression of modernism characterized by simple post-and-beam construction, warm woods and other natural materials, integrated systems and inviting scale. The firm utilized new building technologies and structural innovations, including lightweight post-and-beam construction with pre-assembled parts, which decreased costs and production time. The firm is estimated to have designed thousands of homes, ranging from modest tract houses to lavish custom residences such as Sunnyslans, the 32,000-square-foot estate of Ambassador and Mrs. Walter Annenberg in Rancho Mirage. Jones and Emmons designed office, restaurant, and factory buildings throughout California as well as a number of prominent civic and institutional projects, including numerous buildings on the University of California campuses at Irvine, Los Angeles, Riverside, and San Diego. Among the firm’s many honors and awards, Jones & Emmons was named AIA Firm of the Year in 1969.
1300	S	La Verne	Way	1973	Yes		7R		
1350		LADERA	CIR	1960			5D3	Contributor to Vista Las Palmas	
1350		Ladera	Cir	1960	Yes		5B	This property is significant as an excellent example of Mid-century Modern architecture designed by the prominent architectural firm of Palmer & Krisel. It exhibits quality of design with distinctive features including its complex plan of clustered polygonal forms, wide front gable roof with wide overhanging eaves, and extensive use of glass, plaster, stone, and wood. It is also a contributor to the Vista Las Palmas Historic District.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architects Dan Saxon Palmer and William Krisel, AIA, formed their partnership in 1950 after working together in the Los Angeles office of Victor Gruen. The partners designed custom modern houses of modular post-and-beam construction, with open floor plans, glass walls, and simple lines. They used the same features in the design of their first housing tract, Corbin Palms (1954-1955), for the Los Angeles-based Alexander Construction Company and for subsequent Alexander subdivisions in Palm Springs including Twin Palms Estates (1955), Vista Las Palmas (Phases II and III, 1956-59) and Racquet Club Road Estates (1958-61). The designs were based on standardized materials that were pre-cut, labeled, and transported to the site as a kit, enabling quick and efficient assembly. In each tract, the architects used a limited number of simple square or rectangular floor plans that were flipped to minimize monotony, and offered limited exterior options such as butterfly, gable, and flat roofs to individualize each house. Ultimately, Palmer and Krisel designed more than 20,000 houses for the Alexanders and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in 1964. This property is located within the Vista Las Palmas subdivision, established in 1956 by the Alexander Construction Company. The Robert Alexander Residence “House of Tomorrow” is also known as “The Elvis Presley Honeymoon House” because it was rented for a year by Elvis Presley and his bride Priscilla after their 1967 nuptials.
327		LAUREL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
381		LAUREL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
390		LAUREL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
404		LAUREL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
504		LAUREL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
303		LAUREL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
326		LAUREL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
207		LESLIE	CIR	1958			7R	Propertynot visible from public right-of-way in Sunmor Enchanted Homes	

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210		LESLIE	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
215		LESLIE	CIR	1958			7R	Propertynot visible from public right-of-way in Sunmor Enchanted Homes	
230	W	Lilliana	Dr	1955			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low-pitched shed roof, wide overhanging eaves, expressed post-and-beam construction, and masonry walls that continue beyond the house to form screen walls.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel. In April of 1951, the model house was open for viewing and additional houses were under construction; the model house was located at 250 Lilliana Drive. According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler & Harrison in 1954.
231	W	Lilliana	Dr	1955			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low-pitched butterfly roof, wide overhanging eaves, expressed post-and-beam construction, and stone walls that continue beyond the house to form screen walls.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel. In April of 1951, the model house was open for viewing and additional houses were under construction; the model house was located at 250 Lilliana Drive. According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler & Harrison in 1954.
590	W	Linda Vista	Dr	1956			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent builder/contractor Herbert Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including its pronounced horizontal emphasis, stone veneer, and prominent chimney.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive Late Moderne style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
591	W	Linda Vista	Dr	1938			5S3	This property is significant as an example of pre-World War II residential development, and as an excellent local example of Hacienda Ranch architecture from the 1930s. It exhibits quality of design and distinctive features, including its sprawling plan, and wide, covered front porch with wood posts and camber beams.	While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of important figures in entertainment, finance, and business made it their winter weekend getaway, and more development sprang up to house and entertain them. Architect Philip G. Ormsby grew up in Pasadena, CA. He developed an interest in architecture as an adolescent. After graduating from Pasadena Junior College, Ormsby transferred to USC, where he graduated with a degree in architecture. Ormsby was on the tennis team at both of these schools; this interest in tennis was partially responsible for Ormsby relocating to Palm Springs to be an architect and manage the Racquet Club. His partner, Lloyd A. Steffgen, AIA, was born in California in 1896. Steffgen was a set architect for the motion picture industry in the 1940s, and became a member of the AIA in 1946. He died in Los Angeles in 1960. This property was built for Thomas Soles, who was a charter member of the Tennis Club and an executive of the Hookless Fastener Corporation, inventor of the zipper. (Historic address: 590 W Ramon Road) (Sentinels in Stone, Steve Vaught)

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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1121		Linda Vista	Rd	1948			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Los Angeles-based builder/contractor Herbert Burns. It exhibits quality of design and signature Burns design elements, including a prominent stone chimney, stone planters, and canopies supported on clustered posts.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). Per the Desert Sun, Harriet Merry Van Horn bought "the first of three houses designed by Herbert Burns of the Village" in this tract. She was a character actress from 1932-1936 and from one of California's oldest families. (via Steven Keylon)
1241		Linda Vista	Rd	1948			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent builder/contractor Herbert Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including its pronounced horizontal emphasis, stone veneer, and angled wood pergola.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). Home of Jean Bell, Vice-President of Desert Bank.
320		LINDSEY	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2639	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2680	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2685	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2705	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2722	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2740	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2766	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2821	E	LIVMOR	AVE	1955			5D3	Contributor to Sunmor Enchanted Homes	
2840	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2850	E	LIVMOR	AVE	1955			5D3	Contributor to Sunmor Enchanted Homes	
2865	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2866	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2991	E	LIVMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
1210		LOS ROBLES	DR	1962			5D3	Contributor to Las Palmas Summit	
1211		LOS ROBLES	DR	1963			7R	Property not visible from public-right-of-way in Las Palmas Summit	
1257		LOS ROBLES	DR	1963			5D3	Contributor to Las Palmas Summit	
1269		LOS ROBLES	DR	1963			5D3	Contributor to Las Palmas Summit	
1270		LOS ROBLES	DR	1962			5D3	Contributor to Las Palmas Summit	

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1287		LOS ROBLES	DR	1963			5D3	Contributor to Las Palmas Summit	
1325		LOS ROBLES	DR	1962			5D3	Contributor to Las Palmas Summit	
1354		LOS ROBLES	DR	1963			5D3	Contributor to Las Palmas Summit	
210		LOUELLA	DR	1958			5D3	Contributor to Sunmor Enchanted Homes	
231	S	Lugo	Rd	1940			6L	According to John Sanborn, there is a 1919 residence on this property. It represents a rare early residence in Palm Springs. The building has been altered, and therefore may warrant Class 2 historic status or consideration in local planning.	There were originally two houses on the property - a main house and guest house.
265	S	Lugo	Rd	1940			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions.
57		LUNA	CIR	1961			5D3	Contributor to Racquet Club Road Estates	
60		LUNA	CIR	1961			5D3	Contributor to Racquet Club Road Estates	
61		LUNA	CIR	1961			5D3	Contributor to Racquet Club Road Estates	
215		LYN	CIR	1958			7R	Propertynot visible from public right-of-way in Sunmor Enchanted Homes	
216		LYN	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
1056		MANZANITA	AVE	1957			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1075		MANZANITA	AVE	1964			5D3	Contributor to Deep Well Ranch Estates	
1240		MANZANITA	AVE	1965			5D3	Contributor to Deep Well Ranch Estates	
1298		MANZANITA	AVE	1966			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1315		MANZANITA	AVE	1956			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1350		MANZANITA	AVE	1959			5D3	Contributor to Deep Well Ranch Estates	
1380		MANZANITA	AVE	1956			5D3	Contributor to Deep Well Ranch Estates	
1440		MANZANITA	AVE	1956			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1088	S	MANZANITA	AVE	1962			5D3	Contributor to Deep Well Ranch Estates	
1180	S	MANZANITA	AVE	1958			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1255	S	MANZANITA	AVE	1960			5D3	Contributor to Deep Well Ranch Estates	
1509		MANZANITA	AVE	1958			5D3	Contributor to Deep Well Ranch Estates	
1515		MANZANITA	AVE	1958			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
2545		MCCARN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
2551		MCCARN	RD	1960			5D3	Contributor to Racquet Club Road Estates	



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2573		MCCARN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
2650		MCCARN	RD	1961			5D3	Contributor to Racquet Club Road Estates	
2659		MCCARN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
2671		MCCARN	RD	1960			5D3	Contributor to Racquet Club Road Estates	
2602	N	MCCARN	RD	1961			5D3	Contributor to Racquet Club Road Estates	
1940	E	McManus	Dr	1950			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect William F. Cody. It exhibits quality of design and characteristic features of the style, including its flat roof with wide overhanging eaves and cantilevered canopies, flush-mounted metal frame windows and extensive use of glass, vertical woodlap siding, and plan oriented around the swimming pool.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.
530	E	Mel	Ave	1946			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). Although there have been some alterations, it appears significant as a rare local example of Streamline Moderne commercial architecture.	
694	E	Mel	Ave	1932			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It appears significant as an example of pre-World War II residential development, and for its association with the prominent Strebe family. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in El Mirador Estates. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens’ daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. This property was constructed for George Strebe, brother of Earle Strebe, who arrived in Palm Springs in 1926. The Strebe family was involved in business and development of Palm Springs in the 1920s and 1930s. In 1932 Earle Strebe constructed the Village Theatre on Andreas Road, just behind the Village Pharmacy, the first of eight theaters he would ultimately own or operate. George Strebe managed some of his brother's theaters, along with owning and operating the popular Doll House nightclub with his wife Ethel from 1945 until 1959.

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181	W	Merito	Pl	1961	Yes		5S3	Merito Manor is significant as an example of multi-family residential development, representing the early adoption of condominium development in a resort location in the early 1960s; and as a good example of a Mid-century Modern garden apartment designed by architect Barry Berkus. It exhibits quality of design and distinctive features including stone veneered walls, perforated concrete block screens, and folded plate roofs.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Merito Manor (1961, B.A. Berkus and Associates) was an early multi-family residential project envisioned as co-operative apartment homes. The 10-unit complex consists of five buildings surrounding a landscaped pool area complete with shuffleboard court. Units are clustered in groups of two or three. Developed by S and K Development Company (Kenneth Kirk and William Smith), at the time it was built, Merito Manor was the acknowledged high-end entry among the co-op apartment projects. The 2-bedroom with den and 2 bathrooms, 1,400 square foot units sold for \$35,000 + a monthly maintenance fee of \$50—significantly more than the competition which averaged between \$17,500-\$25,000 with \$25-\$27 monthly fees. Kenneth Kirk (1897-1975) was active in city government and was vice-mayor at the time Merito Manor was developed. Kirk’s association with the city can be traced back to shortly after the war when he and his wife became active participants in the Palm Springs social scene. Kirk was in the oil refining business. His partner, William Smith was president of the Palm Springs Chamber of Commerce. Smith is best known for having presented President Eisenhower with a gift during his 1960 trip to Palm Springs. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC’s School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus’ first major clients was William Levitt, a real estate developer often called the “Father of American suburbia.” During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge Landing in Irvine, and Park Imperial South in Palm Springs. Other notable projects include the Santa Barbara Maritime Museum, the Mosher Alumni House at UC Santa Barbara, residences for celebrities such as Kenny Loggins, and a temporary village for athletes competing at Lake Casitas in Ventura County during the 1984 Olympics.
271	W	Merito	Pl	1932	Yes		7R	This property is an example of 1930s residential development, representing an important period of growth in the city. It may also be eligible for its Spanish Colonial Revival architecture by noted architect William Charles Tanner. However, the property is not fully visible from the public right-of-way and therefore additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” William Charles Tanner (1876-1960) was born in Meadford, Canada, in 1876, and immigrated with his family to the United States, settling in Elgin, Illinois. Tanner studied art in Chicago (1903-1908), Boston (1908-1909), New York (1909-1911), Paris and Giverny, France (1911-1914). At age 38, Tanner relocated to Riverside, California. To supplement his income as an artist and art teacher, in 1921 Tanner opened an architectural practice in Riverside, although he was never licensed. In 1924, Tanner moved to Hollywood, where he worked as a draftsman in the office of architect G. Vincent Palmer. Notable projects in Palm Springs include the Carrie Birge Residence (now the Ingleside Inn, 1922, HSPB-25), George Roberson House (now Le Vallauris Restaurant, 1924, HSPB-21), the O’Donnell House (“Ojo del Desierto,” 1925, HSPB-19), and the First Community Church (HSPB-11). Tanner died in Santa Monica at age 83.
300	W	Merito	Pl	1969	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its blank, windowless primary facade, stone veneered walls, and exposed post-and-beam construction.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."
401	W	Merito	Pl	1928	Yes		5S3	This property is significant as an example of 1920s residential development, reflecting an important period of growth and transition in the city; and as a rare example of English Revival style architecture in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.”

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438	W	Merito	Pl	1936	Yes		5S3	This property is significant as an example of 1920s residential development, reflecting an important period of growth and transition in the city; and as an example of Ranch-style residential architecture by noted architect Charles O. Matcham.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as “gaining prominence in the trends towards ‘outdoor-indoor’ living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles.” Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city’s first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Matcham retired in 1969. He died in 1980.
1758	S	Mesa	Dr	1936			7R	This property is significant as an example of 1930s residential development, during an important period of growth in the city. It may also be eligible for its Spanish Colonial Revival architecture. However, the property is not fully visible from the public right-of-way and therefore additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
1810	S	Mesa	Dr	1926			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of 1920s residential development in Palm Springs, reflecting an important period of growth and transition in the city; however, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
1880	S	Mesa	Dr	1940			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
1907	S	Mesa	Dr	1940			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

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137	E	Mesquite	Ave	1933			7R	This property appears eligible as an example of 1930s residential development, during an important period of growth in the city; per the Desert Sun, it is also a rare example of sand and adobe block construction. However, the property is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). This residence was constructed for the Longs of Redlands using a system of building blocks developed by the research department of the Standard Oil Company. The blocks are composed of sand and adobe treated with emulsion that will not deteriorate from wind, cold, or heat. (Various sources including Desert Sun, City Directories; via Steve Vaught)
1139	E	MESQUITE	AVE	1956			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1155	E	MESQUITE	AVE	1961			5D3	Contributor to Deep Well Ranch Estates	
1177	E	MESQUITE	AVE	1954			5D3	Contributor to Deep Well Ranch Estates	
300	E	Molino	Rd	1961-1962		43	5S1	Designated, did not re-evaluate (HSPB-42).	
330	E	Molino	Rd	1961-1962		43	5S1	Designated, did not re-evaluate (HSPB-42).	
202		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
203		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
216		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
217		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
222		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
223		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
235		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
247		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
266		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
280		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
285		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
292		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
297		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
244		MONTEREY	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	

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131	E	Morongo	Rd	1940			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
146	E	Morongo	Rd	1936			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as a good example of Hacienda Ranch-style residential architecture.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.
196	E	Morongo	Rd	1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
211	E	Morongo	Rd	1940		57 (denied)	7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation. This property was nominated for local designation but was determined ineligible.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
272	E	Morongo	Rd	1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, reflecting an important period of growth and transition.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). This residence was built for Adolph DeMuth, former owner of DeMuth Court on Palm Canyon Drive. (Desert Sun via Steve Vaught)



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645	E	Morongo	Rd	1950		76	5S1	Designated, did not re-evaluate (HSPB-76).	
219		MORSUN	CIR	1958			5D3	Contributor to Sunmor Enchanted Homes	
220		MORSUN	CIR	1955			5D3	Contributor to Sunmor Enchanted Homes	
1100	E	Murray Canyon	Dr		Yes		5S3	This property is significant as an excellent example of Mid-century Modern commercial architecture designed by the prominent architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof, and plaster and concrete block wall panels.	Originally completed in 1961, the Mid-century Modern style Clubhouse located at 1100 E. Murray Canyon Drive was V-shaped in plan with an expressive triangle-shaped porte-cochère at its center. The design was a precursor to the similar Palm Springs Airport Terminal. The building also featured large, abstract stone murals crafted by a local stonemason. Large expanses of glass took advantage of the golf course and mountain vistas. Initially, due to its remote location, Canyon Country Club had a difficult time attracting members. However, a partnership with the Palm Springs Racquet Club helped boost its popularity and draw celebrities and politicians. Famous people associated with the club include Walt Disney, who purchased properties along the second hole of the course and donated a copper fountain to the club, erected between the ninth and eighteenth holes. In 1963, the course became the location of the annual Frank Sinatra Invitational golf tournament. That same year the public south course was opened. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.
1000		Murray Canyon	Dr	1968-1970	Yes		5S3	Kings Point is significant as an example of post-World War II multi-family residential development, representing condo development in a resort location; and as an excellent example of Mid-century Modern residential architecture designed by prominent architect William Krisel.	In 1969 Robert Grundt, Canyon Country Club developer and chairman of the Board of First National Realty, along with Club Manager John B. Quigley, subdivided Kings Point, a relatively small forty-five-parcel development. Marketing brochures for the development promote “an unsurpassed way of life; dominated by a rich climate and impressive recreational facilities.” Amenities such as the modern tennis clubhouse and private swimming pool were stressed along with Canyon Country Club membership. “A Kings Point Key,” as the brochure describes, “goes a vast step further and locks out the burdensome maintenance problems such as gardening and pool care; leaving you free to enjoy the unparalleled freedom and charm unique to California’s most celebrated resort, Palm Springs.” The V-shaped design of the property enabled homes along the outside of the “V” to face the fairways of the golf course while the houses along the inside of the “V” faced the common greenbelt with pool and tennis court. One of the architectural features of this development was the relatively low number of units and how they were allocated across two floor plans, six exterior elevation designs, and the “flipping” or reversal of those designs as laid out on the plot plan. Most of the numeric unit designations (e.g., B2R) appeared an average of just three times throughout the complex—with the net effect that each home seems unique and different and a stimulating visual cadence is created along the streetscape. The architectural language for Kings Point is a distinctive Mid-century Modern style, post-and-beam construction with a synergistic combination of designs in concrete block, plaster and glass. Each unit was designed to be viewed from all sides and carefully placed on the lushly landscaped tract, with rear elevations denoted as “fairway” views. Each of the six different elevation designs features a roof monitor with clerestories at the center of the building, extending back in an umbrella-like structure over the public space. Concrete block veneer is combined with expressed post-and-beam construction to make six distinctive, yet harmonious, exterior designs. Carports were integrated to emphasize the horizontality of the design down the street. Two efficient square floor plans were available, both three-bedroom/two bath designs. Kings Point floor plans are unique for their central “garden rooms” which sit under the roof monitors, and their combination living/dining rooms open to private patios, pools and the landscaped common areas. A freestanding tennis club house and pool cabana are designed as Mid-century Modern pavilions using an architectural language consistent with the design of the residences.
101	N	Museum	Dr	1976		35	5S1	Designated, did not re-evaluate (HSPB-35).	
1872		NAVAJO	CIR	1957			3D	Contributor to Twin Palms Estates	
1877		NAVAJO	DR	1957			3D	Contributor to Twin Palms Estates	
1415		OCOTILLO	AVE	1957			5D3	Contributor to Deep Well Ranch Estates	
133	E	Ocotillo	Ave	1932			7R	This property is significant as an example of early multi-family/seasonal tourist residential development in Palm Springs, reflecting the growth of Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare. This property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as “apartment-hotels” with “housekeeping apartments” where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. Spanish Colonial Revival was the predominant architectural style associated with multi-family residential buildings in Palm Springs from this period. Las Casitas Apartments were constructed in 1932 and consisted of a group of bungalows with different accommodation arrangements. The property originally included the lot fronting on Palm Canyon Drive (1200 South Palm Canyon). Local insurance broker Alvin Weingarten, who along with partner Shelton Gray developed the Palos Verdes tract, owned Las Casitas from at least 1937 to 1941. He and his family also resided in the complex. In 1941, local realtor Peter Sheptenko purchased Las Casitas with plans to expand and add a swimming pool. He also planned to rename the property the Palm Springs Biltmore, but the name "Las Casitas" still appeared in advertisements throughout the 1950s. The property was subdivided in the 1950s, and the bungalows on the western portion of the property were demolished and replaced with the Laurellen Apartment-Hotel. The eastern section remains at 133 East Ocotillo. (Sources include Palm Springs News, Desert Sun, City Directories; via Steve Vaught)

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140	E	Ocotillo	Ave	1947			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
172	E	Ocotillo	Ave	1935			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
240	E	Ocotillo	Ave	1937			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
251	E	Ocotillo	Ave	1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
262	E	Ocotillo	Ave	1937			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
606		Oleander	Rd	1964			5S3	This property is significant as a distinctive example of Mid-century Modern commercial architecture by noted architect Robert Ricciardi. It features quality of design and distinctive details, including the prominent radial folded plate roof with overhanging eaves.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Robert Ricciardi (b. 1935) was born in Los Angeles in 1935. He studied architecture at UC Berkeley, receiving his degree in 1959. He received his architect’s license in 1962.

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ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
204		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
218		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
219		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
225		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
236		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
237		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
248		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
249		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
264		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
282		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
283		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
295		ORCHID TREE	LN	1958			5D3	Contributor to Sunmor Enchanted Homes	
318	W	Pablo	Dr	1964			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of Mid-century Modern residential architecture designed by prominent Palm Springs architect Albert Frey. It exhibits quality of design and distinctive features including its stack bond concrete block construction, flat roof with wide overhanging eaves, and prominent exterior chimney.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."
1115		PADUA	WAY	1961			5D3	Contributor to Racquet Club Road Estates	
550	W	Palisades	Dr	1957			7R	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent local architect Hugh Kaptur, and was determined eligible for listing in the National Register of Historic Places in the 2003 survey. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is required to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic. In some sources there are later additions to this property attributed to Albert Frey; however, according to the project list in Joseph Rosa, Albert Frey, Architect, Frey did two unrealized guest house projects at this address in 1967 and 1983.
660	W	Palisades	Dr	1959			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of Mid-century Modern residential architecture designed by architect Hugh Kaptur, with alterations by Albert Frey. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is required to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
686	W	Palisades	Dr	1964		33	5S1	Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	

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333	E	Palm Canyon	Dr		Yes		5S3	This property is significant as an example of a post-World War II, Mid-century Modern hotel, reflecting the growth of the tourism industry during the postwar era. It exhibits quality of design and distinctive features including stone veneered walls, perforated concrete block screens, floating stairs and cantilevered balconies.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.
411	E	Palm Canyon	Dr	1964	Yes		5S3	This property is significant as a good example of a Tiki-style, post-World War II hotel, reflecting the growth of the tourism industry in the postwar era. It exhibits quality of design with distinctive features including the prominent A-frame porte-cochere, flared ridge beam and rakes, stone veneer, and Polynesian-themed decorative details.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. In the 1950s and 1960s the romanticized exoticism of Tiki design, loosely inspired by Polynesian precedents, found its way into restaurants, bars, motels, apartment buildings, and even private homes with towering A-frame rooflines, carved wood beams, lava rock walls, and bamboo trim.
450	E	Palm Canyon	Dr	1945			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II commercial development; however, it is not fully visible from the public right-of-way and therefore additional information about its integrity is required to complete the evaluation.	In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.
610	E	Palm Canyon	Dr				5S3	This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road. Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
701	E	Palm Canyon	Dr	1965	Yes		5S3	The King’s Highway Restaurant is significant as an excellent example of Googie commercial architecture by the noted firm Armét & Davis, who helped popularize the style in the post-World War II era. Googie is a unique form of roadside architecture that made dynamic use of a variety of building materials, structural forms, and spectacular signage. The building exhibits quality of design with distinctive features of the style, including the eye-catching gable roof with exaggerated boomerang-shaped rakes, expansive glass walls, and stone veneer exterior walls.	This evaluation is for the restaurant only. The historic address is 727 E. Palm Canyon. This restaurant is an extended version of the first Denny’s prototype developed by the architectural firm Armét & Davis. Denny’s was founded in 1953 in Lakewood, California. It was originally called Danny’s Donuts before the name was changed to Denny’s in the late 1950s. Armét and Davis’ early designs for Danny’s were adapted into the first Denny’s prototype in 1958, cementing their reputation as premiere coffee shop architects. They developed a second prototype featuring a folded plate roof in 1965. (Source: Alan Hess) Louis L. Armét, AIA, moved to Los Angeles from St. Louis when he was 13. After graduating from Los Angeles High School and Loyola University, he attended architecture school at the University of Southern California, graduating with a B.Arch. in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, designing warehouses and buildings for ship repair, and worked from 1943 to 1946 for the Seabees. Armét became a licensed architect in 1946. He met Eldon C. Davis while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more.



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1050	E	Palm Canyon	Dr	1952			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is an example of a post-World War II commercial hotel; and it is the work of prominent architect William F. Cody. However, it recently underwent a substantial renovation and expansion. The property is not visible from the public right-of-way, and the extent of alterations is unknown; therefore, additional information about its integrity is needed to complete the evaluation.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. L’Horizon (1952, 1050 E. Palm Canyon Drive) was designed by William Cody for film and television producer Jack Wrather and his wife, actress/producer Bonita Granville. It was organized as a collection of duplex and triplex one-story modern bungalows around a broad landscaped greenspace and swimming pool. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.
1111	E	Palm Canyon	Dr	1956	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a prominent post-World War II commercial development, and was the first project by the Alexander Construction Company in Palm Springs. It reflects the continued importance of tourism in the city and the rapid expansion in the postwar era. The Ocotillo Lodge is an excellent and prominent example of Mid-century Modern resort architecture by the noted architectural firm of Palmer & Krisel, with landscape design by Garrett Eckbo. It has a distinctive plan with a main building and bungalows clustered around a central garden court and swimming pool. It exhibits quality of design and distinctive features, including a prominent porte-cochere on the main building, patterned and scored concrete block walls, and flanking wings with ribbon windows.	The late 1940s and 1950s saw the construction of new large hotels in Palm Springs, reflecting the city’s growing prominence as a vacation destination. The Ocotillo Lodge was designed by Palmer & Krisel and was built by developers George and Robert Alexander as part of their prominent entry into the Palm Springs residential market. Since the days of Prescott T. Stevens and El Mirador, and Pearl McManus and the Oasis Hotel and Smoke Tree Ranch, the Palm Springs recipe for real estate and housing development focused on the building of a resort where people could experience the Palm Springs lifestyle before making the transition to home ownership. Recognizing this, George and Robert Alexander applied the same formula in building the Ocotillo Lodge. The main building or “clubhouse” featured recreational and fine dining amenities for the more remote south end of Palm Springs, surrounded by the “individual villas” that were stepping stones to home ownership. As described in the Los Angeles Times, “the Boy Wonder Builders from Los Angeles,” George Alexander and Joseph C. Dunas, rented half the villas as hotel rooms and leased half to executives for entertainment purposes. The Ocotillo is located adjacent to their Twin Palms housing tract (also designed by Palmer & Krisel) to provide convenient lodging for potential homebuyers. Besides the lobby and restaurants, the lodge included two-story motel room wings, and one-story bungalow units for longer stays. Architects Dan Saxon Palmer and William Krisel, AIA, formed their partnership in 1950 after working together in the Los Angeles office of Victor Gruen. The partners designed custom modern houses of modular post-and-beam construction, with open floor plans, glass walls, and simple lines. They used the same features in the design of their first housing tract, Corbin Palms (1954-1955), for the Los Angeles-based Alexander Construction Company and for subsequent Alexander subdivisions in Palm Springs including Twin Palms Estates (1955), Vista Las Palmas (Phases II and III, 1956-59) and Racquet Club Road Estates (1958-61). The designs were based on standardized materials that were pre-cut, labeled, and transported to the site as a kit, enabling quick and efficient assembly. In each tract, the architects used a limited number of simple square or rectangular floor plans that were flipped to minimize monotony, and offered limited exterior options such as butterfly, gable, and flat roofs to individualize each house. Ultimately, Palmer and Krisel designed more than 20,000 houses for the Alexanders and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in 1964. Landscape architect Garrett Eckbo, FASLA, was one of the central figures in modern landscape design. Through several highly successful collaborations, Eckbo became a leading practitioner of the "California style" of landscape architecture. His first firm, Eckbo, Royston & Williams, established an office in Pasadena in 1946. They designed landscapes for several Case Study program architects. In 1958, the firm became Eckbo, Dean & Williams, and, in 1967, Eckbo, Dean, Austin & Williams (EDAW). Eckbo also spent several years as chair of the Department of Landscape Architecture at UC Berkeley. Throughout the 1950s and 1960s, Eckbo designed landscapes for a number of Palm Springs residences, working prominent architects such as Palmer & Krisel, Wexler & Harrison, E. Stewart Williams, and William F. Cody. Eckbo also designed the landscape for Palm Springs City Hall.
123	N	Palm Canyon	Dr	1909		17	5S1	Designated, did not re-evaluate (HSPB-17 and California Point of Historical Interest).	
146	N	Palm Canyon	Dr	1948		51	5S3	Designated, did not re-evaluate. This property is significant for its association with Palm Springs’ development into an international resort destination and its growth into a modern city; as an important early example of a mixed use development; and as an excellent example of International style commercial architecture by prominent architects A. Quincy Jones and Paul R. Williams. It was determined eligible for listing in the National Register of Historic Places in 2015, and therefore listed in the California Register; in April 2016 it was designated a City of Palm Springs Class 1 Historic Site.	From the National Register nomination: Town & Country Center was listed on the National Register under Criterion A for its association with Palm Springs’ development into an international resort destination and its growth into a modern city, and under Criterion C for its design. The Town & Country Center is an excellent example of International style in southern California, and an important early mixed use development. The property is also noteworthy for its pedestrian friendly open-air courtyard between Palm Canyon and Indian Canyon Drives. Town & Country Center clearly reflects the collaborative work of two distinguished architects, A. Quincy Jones and Paul R. Williams, and an additional building later added by a third master architect, Donald Wexler. Based upon the original drawings of the Town & Country Center, master architects Clark & Frey collaborated with Jones & Williams on the design of the specialty store and department store commercial spaces fronting North Palm Canyon Drive. The period of significance is 1948 to 1955, reflecting the construction of the first four buildings until the completion of the center as designed. The success of the Town & Country Center was due largely to its pedestrian-friendly scale. Jones & Williams designed the complex as a series of distinct volumes and planes, solids and voids, with a dynamic use of space. It attracted high profile commercial tenants. The Town & Country Center is an example of the successful courtyard shopping experience developed throughout Palm Springs. It is the only extant Mid-century Modern example in the City. The Town & Country Center is HSPB-51 but was not designated.



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180	N	Palm Canyon	Dr	1914; additions c. 1936		9	5S1	Designated, did not re-evaluate (HSPB-9).	Carl Gustav Lykken, a mining engineer from North Dakota, knew Cornelia White from her teaching days and later in Mexico, where he worked as a surveyor. He fled the Mexican Revolution with the White sisters and at their suggestion settled in Palm Springs in 1913. With a partner, J.H. Bartlett, Lykken purchased David Blanchard’s general store and in 1914 moved the operation to a new building across Main Street, a simple frame building at what is now 180 North Palm Canyon Drive (HSPB-9). Originally called Lykken and Bartlett, the store became known as Lykken’s Department and Hardware Store after Lykken became the sole operator. For many years the store housed the town’s post office, telegraph service, and only telephone, with an extension to the Desert Inn.
196	N	Palm Canyon	Dr	1936		11	5S1	Designated, did not re-evaluate (HSPB-11).	
230	N	Palm Canyon	Dr	1932		16	5S1	Designated, did not re-evaluate (HSPB-16).	
280	N	Palm Canyon	Dr	1940			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). The two commercial buildings on the parcel have been substantially altered and therefore do not appear eligible for historic designation. The two Spanish Colonial Revival residences at the rear of the parcel represent rare pre-World War II residential properties located in the heart of what became the commercial center.	This property contains four buildings, two commercial buildings on Palm Canyon Drive and two two-unit bungalows behind. The northern commercial building (286-290 N. Palm Canyon) was constructed before 1929 in the Pueblo Revival style and housed the Desert Camera Shop. It was substantially altered after 1946 with a second story addition, new windows and doors, and the elimination of its Pueblo Revival style detailing. The southern commercial building and the two bungalows behind are not shown in the 1929 Sanborn. Based on visual observation, they appear to have been constructed in the 1930s. The southern commercial building (280-282 N. Palm Canyon) is a utilitarian building with a rectangular plan and a flat roof with parapet. The windows and doors have been replaced, and the clay barrel tile parapet coping has been removed. The two bungalows at the rear of the property are in the Spanish Colonial Revival style with gable roofs, clay barrel tile roofing, and cement plaster exterior wall finish.
342	N	Palm Canyon	Dr	1936		31	5S1	Designated, did not re-evaluate (HSPB-31).	
360	N	Palm Canyon	Dr				5S3	This property is significant as a good example of a Mid-century Modern commercial building. It exhibits quality of design with distinctive features including its overhanging second story with vertical strip windows and vertical wood battens.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.
365	N	Palm Canyon	Dr	1934		26	5S1	Designated, did not re-evaluate (HSPB-26).	
376	N	Palm Canyon	Dr				5S3	This property is significant as an example of pre-World War II commercial development along Palm Canyon Drive; many commercial buildings from this period have been altered or demolished. Although it has been altered, the building retains character-defining features of its original design, including its symmetrical composition, central arched opening, plaster walls, and pent roof with clay barrel tiles.	In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village’s historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.
401	N	Palm Canyon	Dr	1945			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an intact example of a Mid-century Modern, post-World War II commercial building. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with cantilevered canopy, slumpstone walls, and bowed storefront.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.
423	N	Palm Canyon	Dr	1933			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s commercial development when the commercial center began to expand to the north and additional businesses were established to serve the growing population in the nearby residential neighborhoods.	In the years following World War I, Palm Springs was transformed into an exclusive winter resort. Commercial development during this period was focused along Palm Canyon Drive and included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.
445	N	Palm Canyon	Dr	1930			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II commercial development along Palm Canyon Drive. The original 1930 building appears to be present on the site in aerial photographs; however, it is not fully visible from the public right-of-way and therefore additional information is needed to complete the evaluation.	In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village’s historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.
457	N	Palm Canyon	Dr				5S3	This property is significant as an example of a Regency Revival-style commercial arcade building. It exhibits quality of design with distinctive features including its symmetrical façade, exaggerated entrance with marble surround, second-story balcony with decorative wrought ironwork, bay windows, and framing pilasters.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The Regency Revival style incorporates elements of Neoclassical and French Empire design with influences of the Modern Movement. The style is characterized by symmetrical, largely blank primary façades; exaggerated entrances, and eccentrically detailed, unconventionally proportioned Classical columns and ornamentation.
483	N	Palm Canyon	Dr	1921		29A	5S1	Designated, did not re-evaluate (HSPB-29A).	

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1000	N	Palm Canyon	Dr	1947		58	5S1	Designated, did not re-evaluate (HSPB-58).	
1090	N	Palm Canyon	Dr	1929		12	5S1	Designated, did not re-evaluate (HSPB-12).	
1200	N	Palm Canyon	Dr		Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a Mid-century Modern, post-World War II commercial building designed by prominent Palm Springs architect Albert Frey. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopy, extensive glazing, and concrete masonry construction.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey’s architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey’s life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey’s design legacy.
1345	N	Palm Canyon	Dr	1956	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by the prominent Palm Springs architectural firm of Williams, Williams and Williams. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging soffits, extensive glazing, slumpstone construction, and stone veneered accent wall.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Harry J. Williams studied architecture at Cornell University and in 1905 cofounded, with Harry I. Schenck, the Dayton, Ohio firm Schenck and Williams, which became one of the most prominent architectural practices in the city. The firm's projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men’s Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register for Julia Carnell. In 1934, with little work in Dayton during the Depression, Williams was hired by Carnell to design two major commercial projects in her winter home, Palm Springs: the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22). In 1943 Harry and his wife Una, who suffered from rheumatoid arthritis, moved to Palm Springs, where Harry opened an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry’s death in 1957, the brothers continued in practice as Williams and Williams.
1492	N	Palm Canyon	Dr		Yes		5S3	This property is significant as a good example of a Mid-century Modern commercial building designed by prominent architect William Krisel. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging folded canopy, scored concrete masonry construction, and mosaic tile and perforated concrete masonry feature walls.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. William Krisel, AIA, graduated from Beverly Hills High School in 1941 and enrolled at USC’s School of Architecture. His studies were interrupted by the United States’ entry into World War II. Following his service in Army Intelligence, Krisel returned to school in 1946, making use of the GI Bill, and graduated in 1949. He worked in the offices of Paul Laszlo and Victor Gruen before earning his architect’s license in 1950 and founding a partnership with Dan Saxon Palmer. Palmer and Krisel designed custom homes, commercial projects, and most notably, tract homes. Palmer and Krisel designed more than 20,000 houses for the Alexander Construction Company and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in the mid-1960s. Krisel renamed the firm William Krisel, AIA. Krisel’s experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, motels, and restaurants. He was among those who pioneered the use of innovative, modern design for affordable tract housing, commercial buildings and multi-unit residential architecture. Krisel’s work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and “Tribal Elder” Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.

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1534	N	Palm Canyon	Dr	c. 1940	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an early utility building, serving as the Palm Springs Gas Company and the Southern California Gas Company starting in the 1930s. Although there have been some alterations, it still conveys its historic significance as the 1930s gas company building.	1534 N Palm Canyon Drive is listed in the City Historic Resources Database as "Palm Springs Gas Company." The parcel that comprised what is referred to as the "Southern California Gas Company" in the 1962 Sanborn contained four one-story buildings fronting N Palm Canyon; these four buildings are now on four separate parcels. This evaluation is for 1534 N Palm Canyon, which appears in historic photographs as the gas company building. In the 1939-1952 City Directories this property is listed as the Southern California Gas Company.
1595	N	Palm Canyon	Dr	c. 1950	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as a good example of a Googie-style, post-World War II commercial building. The building exhibits quality of design with distinctive features including the eye-catching roof with upswept, overhanging canopy.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Mirroring the trend in suburban, car-oriented districts of Los Angeles, restaurants and other commercial buildings along Highway 111 entering and leaving the center of Palm Springs were designed in the Googie style, a Modern style using boldly expressed structural elements and signs reflecting the scale of the automobile and meant to be noticeable through the windshields of passing cars.
1701	N	Palm Canyon	Dr	1983			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by Roger Williams, with an addition by Donald Wexler. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopy, extensive glazing, and concrete masonry wall panels.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Born in Dayton, Ohio, H. Roger Williams (1912-1990) was the son of Harry Williams, and a partner in the firms Williams, Williams & Williams from 1946-1957. Donald Wexler (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody’s office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).
2277	N	Palm Canyon	Dr	1945			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of a post-World War II commercial development, reflecting the northward expansion of the commercial district along Palm Canyon Drive. It is a good example of Mid-century Modern commercial architecture, with expressed post-and-beam construction, angled projections, and modulated wall planes.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent local architects of the period. Earliest advertisements (1946) show this to be a commercial suite. It housed the Amy Nelson real estate office in the 1940s and 1950s. In 1954, Anthony Bros., Inc. established a Palm Springs office here. At the time, Anthony Bros. was the largest swimming pool contractor in Southern California.
2300	N	Palm Canyon	Dr				5S3	This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry during the postwar era and the corresponding northward expansion of the city’s commercial center.	The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.
2675	N	Palm Canyon	Dr				5S3	This property is significant as an example of a post-World War II commercial development, reflecting the northward expansion of the commercial district along Palm Canyon Drive; and as good example of Mid-century Modern commercial architecture. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopies, and extensive glazing.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.
2796	N	Palm Canyon	Dr	1964			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). The gas station has been attributed to William F. Cody; however, the William F. Cody papers housed at the Kennedy Library at Cal Poly San Luis Obispo cannot confirm this attribution. At the time of the survey, a detailed evaluation of the building was underway; this evaluation should be updated pending the conclusions of that report.	With the growing car culture in the postwar era, the construction of gas and service stations –particularly along major thoroughfares – became increasingly important. Palm Springs has a collection of postwar stations that were designed by prominent local architects. William F. Cody, FAIA, was born in Dayton, Ohio in 1916. He trained in progressive Modernism at the USC School of Architecture and graduated in 1942. Following his graduation Cody apprenticed at several California firms, moving to Palm Springs in 1946. In Palm Springs, Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. It is through these many projects that Cody is credited with the country club subdivision concept in the West. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), L’Horizon Hotel (1952), Shamel Residence (1961), Abernathy Residence (1962), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center (1972-1975).
2901	N	Palm Canyon	Dr	1965		33	5S1	Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	

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	N	Palm Canyon	Dr	1938		8	5S1		Designated, did not re-evaluate (HSPB-8).
100	S	Palm Canyon	Dr	1938		3	5S1	Designated, did not re-evaluate (HSPB-3).	This property was erroneously listed on the Citywide Historic Resources Database at 100 N. Palm Canyon Drive. The correct address is 100 S. Palm Canyon Drive.
101	S	Palm Canyon	Dr	1948/1952		55	5S1	Designated, did not re-evaluate (HSPB-55).	
121	S	Palm Canyon	Dr	1925		10	5S1	Designated, did not re-evaluate (HSPB-10).	
128	S	Palm Canyon	Dr	1936		22	5S1	Designated, did not re-evaluate (HSPB-22).	
187	S	Palm Canyon	Dr	1950			5S3	This property is significant as a good example of a Mid-century Modern, post-World War II commercial building. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with curvilinear canopy, prominent angled pier, and extensive glazing.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Leo Baker and Sam Stewart acquired the property and demolished the house originally located here. They built a retail gift and liquor store called The Cantina.
191	S	Palm Canyon	Dr	1950			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern commercial building designed by prominent Palm Springs architect William F. Cody. The building exhibits quality of design with distinctive features including its horizontal massing, flat canopy supported on slender steel posts, extensive glazing, and use of wood and stone as exterior accent materials.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.
219	S	Palm Canyon	Dr				5S3	Several interior features from the Oasis Hotel were relocated to the ACBCI Cultural museum and the Ice Cream shop at the Village Green Park. These features were not evaluated in the survey, as interiors are outside the scope of the project; however, the City could consider local designation.	The success of the Desert Inn inspired the development of two equally remarkable hotels in the 1920s and cemented the town’s growing reputation as one of the country’s premier luxury winter resorts. The first of these was the Oasis Hotel (121 S. Palm Canyon Drive, HSPB-10), opened in 1925 on the site of the McCallum family homestead. Pearl McCallum had in 1914 married Pasadena real estate mogul Austin G. McManus; as Palm Springs grew McManus encouraged and guided his wife as she evolved into an astute businesswoman, developing or subdividing the McCallum acreage piece by piece. But Pearl kept the McCallum homestead, and in 1923 the McManuses became the first patrons of Modern architecture in Palm Springs when they hired Lloyd Wright to design a 20-room hotel on the property and incorporate the family’s adobe into the complex as a memorial to Pearl’s father. The Oasis Hotel was the first of many innovative Modern concrete buildings in Palm Springs and is an original and significant example of Modern architecture in the United States. Author and historian Alan Hess has called the Oasis “one of the great neglected buildings of California architecture,” and “one of the first defining statements about a Modern architecture in the desert."
221	S	Palm Canyon	Dr	1884; 1893		4-5	5S1	Designated, did not re-evaluate (HSPB-4 and HSPB-5).	
262	S	Palm Canyon	Dr	1938		6	5S1	Designated, did not re-evaluate (HSPB-6).	
300	S	Palm Canyon	Dr	1960		54	5S1	Designated, did not re-evaluate (HSPB-54).	
333	S	Palm Canyon	Dr	1953		84	5S1	Designated, did not re-evaluate (HSPB-84).	



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383	S	Palm Canyon	Dr	1956			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of International Style commercial architecture designed by prominent Palm Springs architectural firm Williams, Williams & Williams. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof, smooth plaster finish, full-height glass curtain wall, and the elevation of the main banking hall on slender piloti.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Bank architecture across the nation adopted Modern design (including drive-through service) to attract customers in the economic expansion after 1945; Palm Springs boasts an extraordinary collection of custom designs by noted architects which were also, by their size, position, and design, de facto civic landmarks celebrating the town’s wealth. Harry J. Williams studied architecture at Cornell University and in 1905 cofounded, with Harry I. Schenck, the Dayton, Ohio firm Schenck and Williams, which became one of the most prominent architectural practices in the city. The firm’s projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men’s Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register for Julia Carnell. In 1934, with little work in Dayton during the Depression, Williams was hired by Carnell to design two major commercial projects in her winter home, Palm Springs: the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22). In 1943 Harry and his wife Una, who suffered from rheumatoid arthritis, moved to Palm Springs, where Harry opened an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry’s death in 1957, the brothers continued in practice as Williams and Williams.
499	S	Palm Canyon	Dr	1960		53	5S1	Designated, did not re-evaluate (HSPB-53).	
500	S	Palm Canyon	Dr	1968	Yes		5S3	This property is significant as an excellent example of a Late Modern commercial building designed by the prominent Palm Springs architectural firm of Kaptur-Lapham and Associates. The building exhibits quality of design with distinctive features including its bold geometric volume, low-pitched hipped roof with wide eave soffits and decorative fascia, tapered plaster piers, and recessed glass walls.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Several celebrities invested in Palm Springs businesses in the postwar period. After purchasing his Old Las Palmas house in 1955, actor Alan Ladd opened a hardware store in partnership with local contractor Robert Higgins, a high school friend. The store was originally called HigginsLadd and was located at 533 South Palm Canyon Drive (demolished). Ladd himself frequently waited on customers there until his death in 1964. Ladd’s family maintained the store, later known as Alan Ladd Hardware, and in 1968 moved it to a purpose-built two-story building, the Alan Ladd Building (Kaptur-Lapham & Associates), at 500 S. Palm Canyon Drive. The store closed in 2002 and the building, now called The 500, was remodeled in 2013. Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic. Lawrence Lapham was the son of designer-builder Howard Lapham. He served in the army from 1954 to 1957, and then attended Oklahoma City University and the University of Oklahoma. He then joined his family in Palm Springs, and began working for Hugh Kaptur. They formed a partnership in 1967. Lapham’s work in Palm Springs includes single-family residences, commercial buildings, churches, and municipal building. In 1975, Lapham was appointed to the city’s planning commission, replacing Kaptur, who had recently resigned. Kaptur and Lapham maintained a partnership from 1967-1976.
588	S	Palm Canyon	Dr	1959		52	5S1	Designated, did not re-evaluate (HSPB-52).	
611	S	Palm Canyon	Dr		Yes		5S3	This property is significant as an excellent example of a large-scale commercial development, reflecting the postwar expansion of the commercial center along Palm Canyon Drive; and as a good example of Mid-century Modern commercial architecture designed by the prominent firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its horizontal massing, overhanging precast channel slab roof, and extensive glazing. Wexler & Harrison employed a similar precast channel slab roof on several commercial projects in Palm Springs.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison’s early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler’s interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.



City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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645	S	Palm Canyon	Dr	1954			5S3	This property is significant as an example of a post-World War II car wash, representing the increased importance of the automobile in the postwar era and the increased commercial growth in palm Springs during this period; and as an example of the work of prominent Palm Springs architect William F. Cody.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, grocery stores, gas stations, and car washes for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives and beyond, to serve new residential developments from the postwar era. Barbara McKinney Moore was the original owner and operator of the car wash, which was constructed on family land. She sold it in 1998 to the Stearns, who continued to operate it as a car wash. According to the Desert Sun, it was the first fully automatic car wash in Palm Springs (November 1, 1955). William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.
1342	S	Palm Canyon	Dr				5S3	This property is significant as an example of post-World War II commercial development, reflecting the continued importance of tourism in the city and the rapid expansion in the postwar era; and as a good example of Late Modern commercial architecture by prominent Palm Springs architect Hugh Kaptur. The building exhibits quality of design with distinctive features including its bold geometric volumes, hooded windows, and unrelieved wall surfaces.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
1700	S	Palm Canyon	Dr		Yes		5S3	This property is significant as an example of a post-World War II hotel, reflecting the growth of the tourism industry during the postwar era; and as a good example of Mid-century Modern/Googie commercial architecture. It exhibits quality of design with distinctive features including the eye-catching gable roof and exaggerated eaves of the porte-cochere, stone piers and wall cladding, and continuous cantilevered balconies with metal balustrades.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Mirroring the trend in suburban, car-oriented districts of Los Angeles, restaurants and other commercial buildings, particularly along Highway 111 entering and leaving the center of Palm Springs, were designed in the Googie style, a Modern style using boldly expressed structural elements and signs reflecting the scale of the automobile and meant to be noticeable through the windshields of passing cars.
1708	S	Palm Canyon	Dr	1960		73	5S1	Designated, did not re-evaluate (HSPB-73).	
1735	S	Palm Canyon	Dr	1929			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists’ colony; and as an excellent example of Spanish Colonial Revival residential architecture. It exhibits quality of design with distinctive features including the board-formed concrete exterior walls, wood-sash casement windows, and second story belvedere.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. The house was constructed for Stephen H. Willard, an early Palm Springs artist. Willard was raised in Corona and learned photography in high school. After graduating in 1912 he made photographic trips through the Sierra Nevadas and the deserts of the Southwest. In 1922 he and his wife Beatrice settled in Palm Springs and opened a studio and gallery, and Willard continued his travels to photograph the Colorado and Mojave deserts. His photos were donated to the Palm Springs Desert Museum in 1999. The Willards lived in the house, with its sprawling plan, exterior staircase, and second-story wood balcony, until 1947. Patricia and Chester (Cactus Slim) Moorten lived in the house in the 1950s. The couple did the landscaping for many celebrity homes, as well as for the tram and Frontierland at Disneyland. The property is now the site of the Moorten Botanical Garden.

# City of Palm Springs, California - Department of Planning Services

## CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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1757	S	Palm Canyon	Dr	1940			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as the work of prominent local builder Lee Miller.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city’s early mansions. With no formal training, Miller studied the Spanish style by observing existing adobes and pattern books.
1881	S	Palm Canyon	Dr	1936			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
2290	S	Palm Canyon	Dr	1958	Yes		5S3	This property is significant as a good example of Mid-century Modern, post-World War II multi-family residential architecture in Palm Springs, and as an early condominium conversion. It exhibits quality of design and distinctive features including its asymmetrical composition around a central garden court and pool, flat roof with wide overhanging eaves and cantilevered canopies, and decorative wood screens and panels.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. In 1956 developer Roy Fey built the Desertaire Apartments, a 38-unit apartment building on S. Palm Canyon Drive. At a cost of \$420,000, the two C-shaped, Mid-century Modern style buildings created a patio with pools. Fey’s original intent was to market the units with one-year leases; however, in 1957 he changed his mind and renamed the building “The Desert Skies Apartment Hotel.” In 1963, Fey decided to convert the apartment building into co-operative apartments. When sales began in the summer of 1963, the price for one-bedroom units was \$14,495. In a 1980 interview, Roy Fey claimed he was “...the first person to introduce the concept of condominium building to the area by converting Desert Skies.” This is a bit of an exaggeration as several other projects were built in 1960 specifically as condominiums, including the Royal Hawaiian Estates (1960, Wexler and Harrison; HSPB-73) at 1774 South Palm Canyon Drive. Palm Springs-based Claude A. Powell is best known for his Mission Revival-style Blessed Sacrament Catholic Church (1948) in Twentynine Palms. In 1940, Powell was an artist for an advertising agency in Los Angeles. By 1948, Powell was a draftsman in the office of H.W. Burns.
	S	Palm Canyon	Dr	1926			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as a remnant of the original gatehouse of Tahquitz Desert Estates, an important pre-World War II residential development in Palm Springs.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is a remnant of the gatehouse of Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
134	E	Palo Verde	Ave	1945			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowies with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

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135	E	Palo Verde	Ave	1944			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
173	E	Palo Verde	Ave	1941			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
207	E	Palo Verde	Ave	1946			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
227	E	Palo Verde	Ave	1935			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
294	E	Palo Verde	Ave	1936			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).
1		PALOMINO	RD	1953			5D3	Contributor to Deep Well Ranch Estates	
6		PALOMINO	RD	1972			5D3	Contributor to Deep Well Ranch Estates	
9		PALOMINO	RD	1954			5D3	Contributor to Deep Well Ranch Estates	

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11		PALOMINO	RD	1953			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
13		PALOMINO	RD	1953			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
600	W	Panorama	Rd	1946		33	5S1	Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	
701	W	Panorama	Rd	1962			5S3	This property is significant as an example of Regency Revival residential architecture by noted designer James McNaughton. It exhibits quality of design and distinctive details including its domed entrance pavilion, vertically exaggerated entrance doors flanked by stylized, attenuated columns, and large, exaggerated lanterns.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern movement. James McNaughton was an art director and set designer for early television programs in the 1950s, including Pulitzer Prize Playhouse and The United States Steel Hour. In the 1960s and 1970s he turned to residential design and designed a number of houses in Palm Springs, primarily in the then-fashionable Regency Revival style.
707	W	Panorama	Rd	1959			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect William F. Cody, with alterations by Albert Frey. It exhibits quality of design and distinctive features including its horizontal massing, unadorned slumpstone wall surfaces, and recessed entrance atrium.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey’s architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey’s life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey’s design legacy.
711	W	Panorama	Rd	1969			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by architect Michael Black. It exhibits quality of design and distinctive features including its expressed post-and-beam construction, slumpstone screen walls, roof canopy supported on cantilevered beams, and entrance atrium.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Edna Root Shapiro was a San Francisco heiress, artist, and art collector. The residence at this address is attributed to William F. Cody according to a list in the Palm Springs Historical Society archives, but the finding aid for the Cody papers did not corroborate this information. According to Marvin Roos (correspondence with City staff March 23, 2015) the residence at 711 W. Panorama Road is the Edna Root Residence and the architect was Michael Black; this has been confirmed through other sources, including the MIT Library. Palm Springs-based architect Michael Allan Black, AIA, graduated from the USC School of Architecture in 1961. His work in Palm Springs included residential, commercial, and institutional buildings. Prominent commissions include the Moore Residence (1968), the Strube-Gibson Residence (1969), and the Ajalon Baptist Church (1969). In 1971, Black was appointed to the city’s architectural advisory committee.



City of Palm Springs, California - Department of Planning Services

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877	W	Panorama	Rd	1940			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as a Ranch-style residence designed by the prominent local firm Clark & Frey. It exhibits quality of design with distinctive features including its sprawling plan, horizontal massing, steel casement windows, and stone veneer.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, “Little Tuscany,” in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, “because it reminded him of the Tuscan Hills of Italy.” This property is one of several architecturally significant works in the Little Tuscany neighborhood. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.
926	W	Panorama	Rd	1936			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, “Little Tuscany,” in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, “because it reminded him of the Tuscan Hills of Italy.” Patrick McGrew lists this house as a speculative residence for John and Fannie Hamrock designed by John Porter Clark and constructed in 1940. Per Patrick McGrew, John and Fannie Hamrick, who owned and operated theaters in their home town of Seattle as well as in Tacoma, and Portland, began vacationing in Palm Springs beginning in the 1930s. In 1940, they purchased three lots in Little Tuscany Estates, including the site of their main residence at 875 W. Chino Canyon Road (HSPB-50). On the lot to the west, the Hamricks built and sold a speculative home, the profits from which offset the cost of building their own home. The third lot, held as a site for a future home for their daughter, was never developed.
3351	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3390	E	PASEO BARBARA		1961			5D3	Contributor to El Rancho Vista Estates	
3393	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3440	E	PASEO BARBARA		1961			5D3	Contributor to El Rancho Vista Estates	
3445	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3467	E	PASEO BARBARA		1961			5D3	Contributor to El Rancho Vista Estates	
3488	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3489	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3522	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	



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3555	E	PASEO BARBARA		1961			5D3	Contributor to El Rancho Vista Estates	
3556	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3597	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3622	E	PASEO BARBARA		c. 1960			5D3	Contributor to El Rancho Vista Estates	
3625	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
3677	E	PASEO BARBARA		1960			5D3	Contributor to El Rancho Vista Estates	
1009		PASEO DE MARCIA		1954			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1012		PASEO DE MARCIA		1955			5D3	Contributor to Deep Well Ranch Estates	
1060		PASEO DE MARCIA		1957			5D3	Contributor to Deep Well Ranch Estates	
1063		PASEO DE MARCIA		1965			5D3	Contributor to Deep Well Ranch Estates	
1120		PASEO DE MARCIA		1958			5D3	Contributor to Deep Well Ranch Estates	
1189		PASEO DE MARCIA		1964			5D3	Contributor to Deep Well Ranch Estates	
1221		PASEO DE MARCIA		1954			5D3	Contributor to Deep Well Ranch Estates	
1322		PASEO DE MARCIA		1958			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1325		PASEO DE MARCIA		c. 1960			5D3	Contributor to Deep Well Ranch Estates	
1346		PASEO DE MARCIA		1956			5D3	Contributor to Deep Well Ranch Estates	
1347		PASEO DE MARCIA		1956			5D3	Contributor to Deep Well Ranch Estates	
1366		PASEO DE MARCIA		1960			5D3	Contributor to Deep Well Ranch Estates	
1380		PASEO DE MARCIA		1954			5D3	Contributor to Deep Well Ranch Estates	
1411		PASEO DE MARCIA		1961			5D3	Contributor to Deep Well Ranch Estates	
1430		PASEO DE MARCIA		1960			5D3	Contributor to Deep Well Ranch Estates	
1433		PASEO DE MARCIA		1954			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1515		PASEO DE MARCIA		1958			5D3	Contributor to Deep Well Ranch Estates	
1522		PASEO DE MARCIA		1960			5D3	Contributor to Deep Well Ranch Estates	
1533		PASEO DE MARCIA		1957			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1560		PASEO DE MARCIA		1954			5D3	Contributor to Deep Well Ranch Estates	
1094	S	PASEO DE MARCIA		1956			5D3	Contributor to Deep Well Ranch Estates	
1251	S	PASEO DE MARCIA		1957			5D3	Contributor to Deep Well Ranch Estates	

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1410	S	Paseo De Marcia		1962			5B	This property is individually significant as an excellent example of post-World War II, Japanese-influenced Ranch style residential architecture. It exhibits quality of design and distinctive details including its wood entrance pergola with torii-style gateway, low-pitched gable-on-hip roof with flared ridge and open eaves, and carved wood ridge beams. It is also a contributor to the Deep Well Ranch Estates.	Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the “Old West.” The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs. Other stylistic elements, such as flared roof ridges, decorative chinoiserie-style fretwork screens, and double doors with over-scaled round escutcheons, resulted in Asian-inspired variations.
1166		PASEO DERO		1958			5D3	Contributor to Vista Las Palmas	
1177		PASEO DERO		1958			5D3	Contributor to Vista Las Palmas	
720	E	Paseo El Mirador		1941			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development associated with the influence of the entertainment industry in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. Entertainer Eddie Cantor (c. 1892-1964) and his wife Ida lived here between 1944 and 1964.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in El Mirador Estates. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens’ daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. Eddie Cantor (c. 1892-1964) was an American comedian, dancer, singer, actor, and songwriter known for hits including “Makin’ Whoopee,” “Yes! We Have No Bananas,” and “If You Knew Susie.” He wrote songs such as “Merrily We Roll Along,” and served as the second president of the Screen Actors Guild (1933-1935). Cantor was awarded an honorary Academy Award in 1956 for his distinguished service in the film industry.
1200	E	Paseo El Mirador		1939			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an early example of Mid-century Modern residential architecture in Palm Springs by prominent local architect John Porter Clark, one of the founders of "Desert Modernism." The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging eaves and cantilevered canopies, and corrugated metal wall cladding.	John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. This house was Clark's own residence; according to City Directories and the Desert Sun he lived here through at least 1954. It expresses the freedom of design and freedom from convention embodied in Modernism: its materials include steel columns and corrugated metal siding (a material previously confined to industrial uses), and its unusual plan lifting the small house off the ground, leaving the ground floor open as a shaded patio, shows the architect's response to environmental conditions.
591	N	Patencio	Rd	1937	Yes		7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. However, the property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” The house was built by C.W. Clune in 1937 with landscaping done by Millard Wright and Desert Trees. In the 1940s, it became the residence of Herbert F. "Hib" Johnson, president of S.C. Johnson & Son, based in Racine, WI.

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784	N	Patencio	Rd	1934	Yes		7R	This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore additional information is needed about its integrity to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” This property was built by Western star Charles F. "Chuck" Morrison and his heiress wife, Lee Burroughs Morrison, and the house was a social center of Palm Springs society in the 1930s. Silent screen star Clara Bow and her husband Rex Bell stayed at the Morrison home in 1935. (via Steve Vaught)
795	N	Patencio	Rd	1941	Yes		7R	This property may be significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as the work of noted architect Charles O. Matcham. The property is not visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as “gaining prominence in the trends towards ‘outdoor-indoor’ living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles.” Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city’s first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Among his most well-known designs was Wrigley Field in Los Angeles (1925) and Robinsons Department Store (1951) in Beverly Hills. Matcham retired in 1969. He died in 1980.
987	N	Patencio	Rd	1933	Yes		5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.”
999	N	Patencio	Rd	1959	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent architectural firm Jones & Emmons. Although it is not fully visible from the public right-of-way, no major alterations are evident.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to Los Angeles in 1936 after graduating from the University of Washington, and worked for a number of prominent Los Angeles architects including Douglas Honnold and Paul R. Williams. Both Emmons and Jones returned to Los Angeles after serving in the U.S. Navy during World War II, and in 1951 founded the firm of Jones & Emmons, a partnership which was among the masters of Modern architecture in Southern California during the second half of the 20th century and which continued until Emmons’ retirement in 1969. Jones & Emmons developed a distinctly Californian expression of modernism characterized by simple post-and-beam construction, warm woods and other natural materials, integrated systems and inviting scale. The firm utilized new building technologies and structural innovations, including lightweight post-and-beam construction with pre-assembled parts, which decreased costs and production time. The firm is estimated to have designed thousands of homes, ranging from modest tract houses to lavish custom residences such as Sunnylands, the 32,000-square-foot estate of Ambassador and Mrs. Walter Annenberg in Rancho Mirage. Jones and Emmons designed office, restaurant, and factory buildings throughout California as well as a number of prominent civic and institutional projects, including numerous buildings on the University of California campuses at Irvine, Los Angeles, Riverside, and San Diego. Among the firm’s many honors and awards, Jones & Emmons was named AIA Firm of the Year in 1969.

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257	S	Patencio	Rd	1924			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1920s residential development in Palm Springs, and the city’s growing reputation as an enclave for artists; for its association with the noted Scottish-born painter Gordon Coutts; and as a rare local example of Moorish Revival-style architecture. It exhibits quality of design with distinctive features including its crenellated plaster walls, horseshoe arches, and decorative mosaic tile details.	In the 1920s Palm Springs became known as a resort destination that catered to the wealthy and the Hollywood elite. The village also attracted artists and writers in the early years of the 20th century, drawn no doubt by the beauty and solitude of the desert. One of the most exotic Mediterranean-inspired houses in Palm Springs is Dar Marroc (now the Korakia Pensione), the home of Scottish-born painter Gordon Coutts, who after a lifetime of wandering the world spent his last years in Palm Springs. Coutts was born in Aberdeen in the mid-1860s and studied art at the Académie Julian in Paris, where he distinguished himself with his landscapes and portraits; he later spent ten years as an art instructor in New South Wales, Australia, and some of his works now hang in the Australian National Art Gallery, the Adelaide National Gallery, and the Melbourne Art Gallery. Coutts moved to San Francisco with his American wife Alice about 1900; after their divorce in 1917, he spent several years living in Spain and North Africa with his second wife, Gertrude. In the early 1920s ill health ended Coutts’ travels and brought him to Palm Springs, then a budding artists’ colony whose climate and light reminded him of North Africa. He built Dar Marroc in 1924, complete with crenellated walls, horseshoe arches, tiled patios, and tinkling fountains. Coutts settled there with his wife and daughters and hosted a bohemian salon of artists that included American Gothic painter Grant Wood, the great English portrait artist Sir John Lavery, and film stars like Errol Flynn and Rudolph Valentino. Coutts died in Palm Springs in 1937. After his death, Dar Marroc was converted into an apartment building.
395	S	Patencio	Rd	1962			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by San Diego architect Richard Wheeler, with an addition by Albert Frey. It exhibits quality of design and distinctive features including its circular organization around a central swimming pool, prominent porte-cochere, and perforated concrete block screen walls.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Richard George Wheeler, AIA, was born in 1917 in San Diego, California, the son of architect William Henry Wheeler. Following his graduation from San Diego High School in 1935, Richard attended San Diego State College for three years before transferring to UC Berkeley, from which he graduated in 1941. After he graduated he taught night classes in architecture at UC Berkeley. Upon the United States’ entry into World War II, Wheeler applied for and received a commission in the Navy, which came through in May 1942. After the war, Wheeler returned to worked for his father at Wheeler & McGowan, Architects and Engineers, but after he received his architectural license in 1947, he opened his own practice. He began with primarily residential commissions, but diversified rapidly, partly owing to his relationship with Legler Benbough, for whom he designed several medical buildings. Wheeler died in 1990. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey’s architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey’s life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey’s design legacy.
416	S	Patencio	Rd	1935			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Los Angeles-based architect W.C. Pennell was a long-time associate of architect John C. Austin. By 1936, Pennell had established his own practice. He worked in the popular styles of the day from traditional styles in the 1920s to Spanish Colonial Revival and Art Deco during the 1930s.

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486	S	Patencio	Rd	1925			7R	<p>This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is a prominent example of pre-World War II residential development, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It was designed by master architect Wallace Neff for Arthur K. Bourne, head of the Singer Sewing Machine Company. This property has been substantially altered and did not appear eligible for historic designation; however, it is currently undergoing rehabilitation and should be re-evaluated when the project is complete.</p>	<p>The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Arthur Keeler Bourne (1877-1967) was the second son of Frederick Gilbert Bourne, who was widely credited with the dramatic growth and worldwide success of the Singer Sewing Machine Company. When Frederick died, Arthur inherited a large portion of the company fortune. Arthur chose architect Wallace Neff to design his three homes: a San Marino estate at 1861 Lombardy Road (1927), a Glendora winter residence at 820 N. Verano Drive (The Singer Mansion, 1032), and a Palm Springs weekend home at 486 S. Patencio Road (1933). California architect Wallace Neff, FAIA, is recognized for his skillful adaptation of the Mediterranean idiom to the local landscape. Neff developed an interest in architecture at an early age. He was raised in Altadena, but moved to Europe in 1904, where he lived until the start of World War I. After moving back to the United States, Neff studied architecture under Ralph Adams Cram at MIT. He later returned to California and worked as an apprentice to Santa Barbara architect George Washington Smith. In 1922, Neff moved to Pasadena, where he maintained a home and office throughout his career. Neff is largely known for his elegant estates built throughout the Los Angeles area in the 1920s. Most notably, Neff designed “Pickfair,” the Beverly Hills home of Mary Pickford and Douglas Fairbanks. Wallace Neff retired in 1975, and died in 1982.The house Neff designed in Palm Springs for Arthur Bourne House is a Spanish hacienda style built around a central courtyard and swimming pool, but the simplicity of its forms and its integration of indoor spaces with exterior terraces reflects this important architect's attempt to “fuse the Mediterranean Revival with the modern style.” (Alson Clark, "Wallace Neff, Architect of California’s Golden Age")</p>
2587	S	Pequeno	Dr	1968	Yes		5S3	<p>This property is significant as an excellent example of Late Modern residential architecture designed by prominent architect William Krisel. It exhibits quality of design and distinctive features including its bold geometric forms, unrelieved stone-clad wall surfaces, and clustered hipped roofs with wide overhanging eaves.</p>	<p>The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William Krisel, AIA, graduated from Beverly Hills High School in 1941 and enrolled at USC’s School of Architecture. His studies were interrupted by the United States’ entry into World War II. Following his service in Army Intelligence, Krisel returned to school in 1946, making use of the GI Bill, and graduated in 1949. He worked in the offices of Paul Laszlo and Victor Gruen before earning his architect’s license in 1950 and founding a partnership with Dan Saxon Palmer. Palmer and Krisel designed custom homes, commercial projects, and most notably, tract homes. Palmer and Krisel designed more than 20,000 houses for the Alexander Construction Company and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in the mid-1960s. Krisel renamed the firm William Krisel, AIA. Krisel’s experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, motels, and restaurants. He was among those who pioneered the use of innovative, modern design for affordable tract housing, commercial buildings and multi-unit residential architecture. Krisel’s work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and “Tribal Elder” Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.</p>
640		PHILLIPS	RD	1961			5D3	Contributor to Caballeros Estates Historic District	
611	N	Phillips	Rd	1962		86	5S1	Designated, did not re-evaluate (HSPB-86).	
3		PINTO	RD	1953			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
5		PINTO	RD	1957			5D3	Contributor to Deep Well Ranch Estates	
2701		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2702		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2719		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2737		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2761		PLAIMOR	AVE	c. 1958			5D3	Contributor to Sunmor Enchanted Homes	
2810		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	



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2835		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2912		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2927		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2928		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2980		PLAIMOR	AVE	1958			5D3	Contributor to Sunmor Enchanted Homes	
2905	N	Puerta Del Sol		1935			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club’s opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive. This residence was built by Marks for character actor and Racquet Club founding member Charles Butterworth. In 1950-1951, the house was rented to Academy Award-winning actress Jane Wyman. Puerta del Sol was originally known as La Puesta del Sol. (via Steve Vaught)
301	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
386	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
412	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
438	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
439	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
491	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
565	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
590	E	Racquet Club	Rd	1964	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of postwar civic development; and as an excellent example of Mid-century Modern institutional architecture designed by prominent architect Hugh Kaptur. It exhibits quality of design and distinctive features including its simple geometric volumes, horizontal massing, flat roof with cantilevered canopies, and brick veneer with in-and-out bond at corners.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
675	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
757	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	
796	E	RACQUET CLUB	RD	1960			5D3	Contributor to Racquet Club Road Estates	
806	E	RACQUET CLUB	RD	1960			5D3	Contributor to Racquet Club Road Estates	
844	E	RACQUET CLUB	RD	1960			5D3	Contributor to Racquet Club Road Estates	
910	E	RACQUET CLUB	RD	1960			5D3	Contributor to Racquet Club Road Estates	
915	E	RACQUET CLUB	RD	1959			5D3	Contributor to Racquet Club Road Estates	

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970	E	RACQUET CLUB	RD	1960			5D3	Contributor to Racquet Club Road Estates	
1082	E	RACQUET CLUB	RD	1960			5D3	Contributor to Racquet Club Road Estates	
1100	E	RACQUET CLUB	RD	1960			5D3	Contributor to Racquet Club Road Estates	
201	E	RAMON	RD	1941			5D3	Contributor to Vista Santa Rosa	
1441	E	Ramon	Rd				5S3	The Ramon Trailer Park is significant as the first comprehensively planned trailer park development in Palm Springs. It is an important early example of the influence of automobile tourism which had a particular significance in the resort community of Palm Springs, and at the time it was lauded as the finest trailer park on the Pacific Coast. It has distinctive design and planning characteristics, including the street pattern, landscape features, and other amenities for residents.	Trailer and mobile home parks were largely a post-World War II phenomenon, but they have their roots in prewar America. The growth in automobile ownership, combined with a post-World War I restlessness led to the rise of family “autocamping” trips as a popular pastime during the mid-1920s. Nationally, many citizens reacted to the trailer parks and courts as unsightly and argued they were occupied by people of questionable character. In Palm Springs, the travel trailer’s early identity as a vacation vehicle and the city’s popularity as a vacation destination were a natural match. Here, trailer parks were far from reviled, and instead the trend of autocamping was embraced from the earliest days of the small “Mom and Pop” parks through the later establishment of planned trailer parks. In 1936 the city established Ramon Trailer Park (1441 E. Ramon Avenue), which was the city’s first comprehensively-designed trailer park development. It was touted as the “first modern stopping place for those that have their home on wheels,” and regaled as the equal of the best trailer camps in the United States and “the finest one on the Pacific Coast.” The Ramon Trailer Park was established by Jack Williams on two-and-one-half acres with 50 trailer lots. A Desert Sun ad from 1937 touts Ramon Trailer Park as the “most modern and up-to-date park on the Pacific Coast.” In 1938, the Ramon Trailer Park was awarded “The Finest Trailer Park in Western America” by Travel Data, a national travel organization.
1855	E	Ramon	Rd	1967	Yes		5S3	This property is significant as an excellent example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features including its expansive landscaping, clustered organization around central garden courts and pools, and expressed post-and-beam construction.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Riviera is a 6.5-acre development consisting of 30 units clustered in two circular patterns of ten buildings each with a swimming pool at the center of each "circle," and lushly landscaped grounds. An atrium is incorporated into the design of some of the two-bedroom/two-bath units.
2248	E	Ramon	Rd	1938			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). Palm Springs High School is significant as an important example of both pre- and post-World War II institutional development, reflecting the city’s periods of growth in the 1930s and in the postwar years; and for its association with a number of important architects including G. Stanley Wilson, Harry J. Williams, and Donald Wexler, and the firms of Williams, Williams and Williams; Clark, Frey and Chambers; and Wexler and Harrison.	Based on review of historic aerial photographs and the 1962 Sanborn map it appears that eight potentially significant buildings/features remain on the campus. These include the original classroom building (1938, G. Stanley Wilson); the cafeteria/home economics/library building (1947, Harry J. Williams, remodeled 1965 by Donald Wexler); the auditorium and music buildings (1956, Williams, Williams & Williams with Clark, Frey & Chambers); the steel classroom building (1957, Wexler & Harrison); the library (1958, Williams, Williams & Williams with Clark, Frey & Chambers); the stadium, field house, and lockers/showers building (1965, Donald Wexler); and a multi-purpose building (1967, Donald Wexler).
2800	E	Ramon	Rd				5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Late Modern/Expressionist institutional architecture designed by prominent architect William F. Cody. It exhibits quality of design and distinctive features including its concave battered perimeter wall, Gunite cladding, concave pyramidal roof and spire, and leaded stained glass windows. The resource includes the adjacent St. Theresa Convent, also designed by Cody and constructed in 1965 with a donation from Dolores and Bob Hope.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Essentially cruciform in shape, the church is surrounded by a curved wall of solid Gunite. Cody designed all the main furnishings: pews, baptismal font, sanctuary furniture, and altar; artist Joe Maes of Laguna Beach worked with Cody to create the stained glass. (Source: Palm Springs Preservation Foundation, "The Architecture of William F. Cody: A Desert Retrospective")
200	W	Ramon	Rd	1922		25	5S1	Designated, did not re-evaluate (HSPB-25).	Alternate historic addresses: 499 S Belardo Rd; 482 S Cahuilla Rd. The Historic Marker is incorrect in that the Ingleside Inn was opened in 1940 not 1939. Many stars and other notables stayed at the inn including opera star Lily Pons. Carrie Humphrey Birge, widow of George K. Birge, the wallpaper and Pierce-Arrow magnate, was the original owner of this property. (via Steve Vaught)
700	W	Ramon	Rd	1938			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This is the residence of noted photographer/lecturer Fred Clatworthy and his family. The Clatworthy property originally included an old cabin from the pioneer days that was thought to have been one of the Carl Eytel cabins. The historic Tahquitz Ditch also passed along through the property. (Historic address: 698 W Ramon Rd) (via Steve Vaught)
	W	Ramon	Rd	1925			6L	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an early recreational trail, and may warrant special consideration in local planning.	Skyline Trail is a hiking trail that begins at W. Ramon Road that comprises a portion of the Cactus to Clouds Trail. It runs from Palm Springs to the San Jacinto Peak and reportedly has the greatest elevation gain of any trail in the United States.
759		REGAL	DR	1959			5D3	Contributor to Vista Las Palmas	

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820		REGAL	DR	1959			5D3	Contributor to Vista Las Palmas	
855		REGAL	DR	1959			5D3	Contributor to Vista Las Palmas	
879		REGAL	DR	1959			5D3	Contributor to Vista Las Palmas	
888		REGAL	DR	1959			5D3	Contributor to Vista Las Palmas	
967		REGAL	DR	1959			5D3	Contributor to Vista Las Palmas	
989		REGAL	DR	1959			5D3	Contributor to Vista Las Palmas	
356		Ridge	Rd	1936			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is one of the first constructed in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This was one of the original homes built in Tahquitz Desert Estates. Original architect unknown. Prominent interior designer Tom Douglas owned the house from 1937, purchasing it from the Abbotts, the original owners. During his time, he personally redecorated and expanded it until it was declared by the Desert Sun to be one of the "showplaces" of Palm Springs. He owned it until 1943 when he sold it to Al Wertheimer. The house was featured in California Arts and Architecture in February 1939.
1752		Ridge	Rd	1937			7R	This property appears significant as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway; and for its association with the Goulding estate, which became a nucleus for members of the Hollywood community visting Palm Springs. However, it is located on a private road and therefore additional information about its integrity is needed to complete the evaluation.	This residence is themain house of the Goulding property on Ridge Road. Aerials show that it was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught)
1755		Ridge	Rd	1935			7R	This property appears significant as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway; and for its association with the Goulding estate, which became a nucleus for members of the Hollywood community visting Palm Springs. However, it is located on a private road and therefore additional information about its integrity is needed to complete the evaluation.	These residences are guests houses associated with the Goulding property on Ridge Road. Aerials show that the main house at 1752 Ridge Road was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught)
2101		Rim	Rd	1930			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming."

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605	S	Riverside	Dr	1957			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of Mid-century Modern institutional architecture designed by the prominent local firm of Frey & Chambers. It exhibits quality of design with distinctive features including its irregular plan, stepped massing, rose-colored scored concrete block construction, and combination of shed and flat roofs with cantilevered canopy. In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." The Palm Springs First Church of Christ Scientist used simplicity and modern technological materials composed not on a strict grid, but with oblique angles. For the desert climate, direct sunlight was moderated in the main auditorium with small garden courts to filter the light.Albert Frey, FAIA, is known as one of the founders of Desert Modernism. He worked with Le Corbusier in Paris in 1929 before immigrating to the United States. He worked first in New York, but after visiting Palm Springs in 1934 the Swiss-born architect determined to settle there. Though trained in European Modern ideas, he quickly adapted them to the desert conditions which appealed to him, arriving at a varied and original expression of Modernism. While exploring the potential of new materials such as corrugated steel, trusses made of thin pipe, and concrete block, Frey used them to adapt his designs to the desert climate, landscape, vegetation, and colors. Robson Cole Chambers was born in Los Angeles. He earned his B.Arch from the University of Southern California School of Architecture in 1941. In 1946, he began working for Clark & Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. Around that time, the firm took on its largest project, the Palm Springs City Hall (1952-1957). The project was done in collaboration with Williams, Williams & Williams. In 1956, Clark left Clark, Frey & Chambers left to focus on non-residential work; Frey & Chambers remained partners until 1966.
2131	N	ROBERTO	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2169	N	ROBERTO	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2189	N	ROBERTO	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2190	N	ROBERTO	DR	1959			5D3	Contributor to Racquet Club Road Estates	
965		ROSE	AVE	1959			5D3	Contributor to Vista Las Palmas	
972		ROSE	AVE	1959			5D3	Contributor to Vista Las Palmas	
977		ROSE	AVE	1959			5D3	Contributor to Vista Las Palmas	
984		ROSE	AVE	1959			5D3	Contributor to Vista Las Palmas	
999		ROSE	AVE	1959			5D3	Contributor to Vista Las Palmas	
1102		ROSE	AVE	1960			5D3	Contributor to Vista Las Palmas	
1258		ROSE	AVE	1961			7R	Property not visible from public right-of-way in Vista Las Palmas	
1276		ROSE	AVE	1962			7R	Property not visible from public right-of-way in Vista Las Palmas	
1050	N	ROSE	AVE	1960			5D3	Contributor to Vista Las Palmas	
1055	N	ROSE	AVE	1960			5D3	Contributor to Vista Las Palmas	
1077	N	ROSE	AVE	1960			5D3	Contributor to Vista Las Palmas	
1131	N	ROSE	AVE	1960			5D3	Contributor to Vista Las Palmas	
1164	N	ROSE	AVE	1960			5D3	Contributor to Vista Las Palmas	
1190	N	ROSE	AVE	1960			5D3	Contributor to Vista Las Palmas	
1277	N	ROSE	AVE	1961			5D3	Contributor to Vista Las Palmas	
1293	N	ROSE	AVE	1961			5D3	Contributor to Vista Las Palmas	
1303	N	ROSE	AVE	1961			5D3	Contributor to Vista Las Palmas	
1355	N	ROSE	AVE	1961			5D3	Contributor to Vista Las Palmas	
1008		SAGEBRUSH	RD	1966			5D3	Contributor to Deep Well Ranch Estates	
1011		SAGEBRUSH	RD	1954			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1040		SAGEBRUSH	RD	1957			5D3	Contributor to Deep Well Ranch Estates	
1090		SAGEBRUSH	RD	1959			5D3	Contributor to Deep Well Ranch Estates	
1095		SAGEBRUSH	RD	1955			5D3	Contributor to Deep Well Ranch Estates	
1124		SAGEBRUSH	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
1149		SAGEBRUSH	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
1150		SAGEBRUSH	RD	1958			5D3	Contributor to Deep Well Ranch Estates	
1166		SAGEBRUSH	RD	1963			5D3	Contributor to Deep Well Ranch Estates	

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1175		SAGEBRUSH	RD	1961			5D3	Contributor to Deep Well Ranch Estates	
1202		SAGEBRUSH	RD	1958			5D3	Contributor to Deep Well Ranch Estates	
1240		SAGEBRUSH	RD	1954			5D3	Contributor to Deep Well Ranch Estates	
1243		SAGEBRUSH	RD	1957			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1300		SAGEBRUSH	RD	1966			5D3	Contributor to Deep Well Ranch Estates	
1350		SAGEBRUSH	RD	1954			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1365		SAGEBRUSH	RD	1968			7R	Property not visible from public right-of-way in Deep Well Ranch Estates	
1375		SAGEBRUSH	RD	1954			5D3	Contributor to Deep Well Ranch Estates	
1380		SAGEBRUSH	RD	1958			5D3	Contributor to Deep Well Ranch Estates	
1517		SAGEBRUSH	RD	1959			5D3	Contributor to Deep Well Ranch Estates	
1552		SAGEBRUSH	RD	1956			5D3	Contributor to Deep Well Ranch Estates	
1325	S	Sagebrush	Rd	1965			5B	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Stan Sackley. It exhibits quality of design and distinctive features including its horizontal massing, flat roof with wide overhaninging eaves and plaster fascia, and exterior wall panels and accent materials of brick, plaster, and vertical wood slats. It is also a contributor to the Deep Well Ranch Estates.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Stan Sackley graduated from USC with Bachelor of Architecture in 1961. In the early 1960s, prior to forming his own firm, Sackley partnered with Herman Charles Light, FAIA (1911-1971). Sackley was never licensed as an architect, but maintained a successful design firm in Palm Springs. He is best known for his Mid-century Modern speculative homes constructed along Caliente Drive. Although some sources associate him with apprenticeship at Taliesin, email exchanges with Taliesin West archivist Margo Stipe indicate Sackley does not appear on any official Taliesin apprentice lists. By June 1986, Sackley was retired from practice. James Hollowell was a Palm Springs attorney. He received his law degree from the University of North Carolina in 1953, and served with the Judge Advocate General's Corps in Stuttgart, Germany, where he prosecuted and defended Army personnel charged with military and civil crimes, until January 1957. Hollowell was admitted to the California Bar in January 1958, and opened his Palm Springs law office in 1959. Sackley and Hollowell received national press coverage when this residence was featured as a “Playboy Pad” in the April 1966 issue of Playboy. Sackley also designed an office building for Hollowell in 1970, located in the Las Palmas Business Historic District at 655 N. Palm Canyon Drive.
1091	E	San Jacinto	Way	1936			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, which was subdivided by local real estate agent John R. Chaffey (1934-36/1945). This property was the residence for silent screen star Dolores Del Rio. (Palm Springs News via Steve Vaught)
1133	E	San Jacinto	Way	1934			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).



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1145	E	San Jacinto	Way	1934			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).
1152	E	San Jacinto	Way	1936			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).
1324	E	San Jacinto	Way	1937			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.
555	E	San Lorenzo	Rd	1958			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post-World War II hotel, reflecting the growth of the tourism industry during the postwar era. It is also significant as a good example of Mid-century Modern commercial architecture designed by prominent architect Hugh Kaptur. The building exhibits quality of design and distinctive features including its expressed steel post-and-beam construction with glass infill.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.
267	W	Santa Catalina	Rd	1937			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club’s opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.

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421		Santa Rosa	Dr	1939			553	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as a rare example of Monterey Colonial Revival style residential architecture in Palm Springs. It exhibits quality of design and distinctive features including its low-pitched hipped and gable roofs, second story balcony, and wood sash casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Katherine Romer named her home "Prin-Tro," which was designed by New York architect F. Nelson Breed with murals by noted New York muralist Daniel MacMorris. (via Steve Vaught) Franklin Nelson Breed, AIA, was born in Hartford, Connecticut in 1890. After he graduated from MIT in 1913, he worked as a draftsman in the offices of Putnam & Cox in Boston. Prior to establishing his own firm in 1922, he worked for Peabody, Wilson & Brown in New York. Breed’s residential work was published in Architecture, Architect, Architectural Forum, and House and Garden. Notable works include the Riverside Yacht Club (1928) in Connecticut, the Douglas Burden Residence (1928) in Bedford, New York and the First Church of Christian Science (1953) in New Canaan, Connecticut.
453		Santa Rosa	Dr	1938			553	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as an example of Ranch style architecture by the prominent firm Brewster & Benedict.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Frank Pershing was the nephew of famed WWI General John J. "Black Jack" Pershing; General Pershing visited his nephew here in Palm Springs in the 1930s. Frank Pershing's wife was the former Mary Jane Outcault, daughter of famed cartoonist Richard F. Outcault. Outcault stated he modeled the characters in his Buster Brown comics on his two children - Richard Jr. was "Buster Brown" and Mary Jane was "Mary Jane." Frank Pershing and his brother-in-law Richard F. Outcault Jr. were the owner/builders of the Town House on Belardo. Pershing was active in civic affairs and served on the Palm Springs City Council. (via Steve Vaught) Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.
501		Santa Rosa	Dr	1940			553	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as an excellent example of Spanish Colonial Revival style residential architecture designed by noted architect Charles O. Matcham. It exhibits quality of design and distinctive features including its low-pitched hipped roof with clay barrel tiles, hooded chimneys, plaster veneered walls, and steel sash casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as “gaining prominence in the trends towards ‘outdoor-indoor’ living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles.” Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city’s first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Among his most well-known designs was Wrigley Field in Los Angeles (1925) and Robinsons Department Store (1951) in Beverly Hills. Matcham retired in 1969. He died in 1980.

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2524		Sierra Madre	Dr	1966	Yes		5S3	This property is significant as an example of Mid-century Modern multi-family residential planning and design. It exhibits quality of design and distinctive features including its corner setback with stylized classical pavilion, landscaped grounds with clipped hedges and olive trees, linear clusters of residential units facing landscaped promenades, raised unit entrances, and perforated concrete block screen walls.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Roma is composed of 62 attached homes, located on a parcel bordered by Avenida Granada on the north, alleys on the south and east, and Sierra Madre on the west. In this development the Mid-century Modern design of the units was contrasted with a classical open columned rotunda with statue and cypress trees at the northwest corner of the parcel. Villa Roma boasted putting greens, pool, Jacuzzi and cabana with showers, as well as the standard year-round maintenance plan. Little is known about the Garden Grove–based firm James Schuler & Associates. In 1964 the firm was responsible for the design of the Jolly Roger Apartments in Paramount, CA.
290	E	Simms	Rd	1961-1962		43	5S1	Designated, did not re-evaluate (HSPB-42).	
2359	E	Smokewood	Ave	1944			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.
2000		Southridge	Dr	1967	Yes		5S3	This property is significant as an example of post-World War multi-family residential development with planning and design features adapted to a hillside environment; and as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive planning features including its horizontal clusters of residential units terraced up the hillside to maximize views and privacy; lushly landscaped terraced gardens; and prominent hillside site.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Tropic Hills Estates/Rimcrest was subdivided by Success Builders, Inc. a partnership between Orange County-based businessmen C.R. Wollen and Kenneth H. Slimmer; it was known by the name Rimcrest as early as 1967. By 1970, Rimcrest was being advertised as “luxurious penthouse condominiums with unsurpassed views of the quite desert.” The 51-unit complex consisted of single-story stand-alone and attached homes in groups of one, two, three, and four units as could be clustered onto the rocky ledge. Two master floor plans were developed featuring 1,545 square feet of living space and 275 square feet of deck space. Units were either two-bedroom + den or three-bedroom/two bath. Each unit was terraced to provide maximum view corridors. A terraced stone water feature and swimming pool were centrally located in the complex amid lushly landscaped grounds with dozens of palm trees, a nod to the original name of the development. The original model home for the development, decorated by Arthur Elrod and Eva Gabor Interiors was located at 2110 Southridge Drive.
2175		Southridge	Dr	1966			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). The Arthur Elrod House is significant as an excellent example of the Organic- and Expressionist-influenced Mid-century Modern architecture of master architect John Lautner. The Elrod House reflects the stage in Lautner’s career during which he was an established and well-recognized architect, known for producing custom-designed residences. The Elrod House exemplifies Lautner’s continued experimentation with geometric forms and innovative structural techniques in combination with the Organic principles he learned from Frank Lloyd Wright and his own emphasis on bold geometry, while pushing the boundaries of traditional architectural design and engineering. The Elrod House is exceptionally important as one of Lautner’s most iconic and well-known works. It represents his mature style and mastery of concrete construction, and includes several signature design elements. In 2015, it was listed in the National Register of Historic Places as part of the Multiple Property Submission, "The Residential Architecture of John Lautner in Southern California."	In 1968, Lautner designed a home in Palm Springs for interior designer Arthur Elrod. The Elrod House has several similarities to other Lautner projects, including a difficult, sloping site, extensive use of concrete, prominent roof form, and connection of indoor and outdoor space. In this case, however, Lautner is responding to the desert climate and landscape. The concrete roof was designed to shield the occupants from the harsh desert sun, with a wide overhang and triangular cut-outs accommodating skylights that provide indirect light to the interior. Boulders found on the site are incorporated into the design, and the original floor-to-ceiling, zigzag curtain wall in the living room allowed for a connection with the outdoors. Known mostly for his Expressionistic residential designs, John Lautner, FAIA has been called one of the 20th century's most important American architects. Upon graduating from college, Lautner joined the first group of Taliesin Fellows, remaining an apprentice to Frank Lloyd Wright for six years. In 1937, he supervised the construction of two of Wright's projects, and two years later established his own practice in Los Angeles. His first solo project was a house for his own family, which architectural critic Henry-Russell Hitchcock called "the best house by an architect under 30 in the United States." Later Hitchcock remarked that "Lautner's work could stand comparison with that of his master." At the time of his death in 1994, the 83-year-old Lautner was still working on several large projects.
2203		Southridge	Dr	1964			7R	This property may be significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Hugh Kaptur. However, it is located on a private street and is not fully visible from the public right-of-way. Therefore additional information about its integrity is needed to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

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2340		Southridge	Dr	1963			7R	This property may be significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect William F. Cody. However, it is located on a private street and is not fully visible from the public right-of-way. Therefore additional information about its integrity is needed to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.
2399		Southridge	Dr	1983			7R		
2466		Southridge	Dr	1980			7R		
600	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
653	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
656	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
681	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
688	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
712	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
797	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
810	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
850	E	SPENCER	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2398	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2410	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2522	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2544	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2590	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2610	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2895	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2917	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
2980	N	STARR	RD	1959			5D3	Contributor to Racquet Club Road Estates	
330	W	Stevens	Rd	1944	Yes		7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Chino Canyon Mesa, which was developed by local realtor Rufus J. Chapman (1907-1970). The forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).



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591	W	Stevens	Rd	1937	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and for its its association with movie studio executive Harry Warner. It is also a good example of Ranch-style residential architecture, exhibiting quality of design and distinctive details including the sprawling plan, low-pitched roof with open eaves, divided light steel sash casement windows, and recessed entrance with molded architrave.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Film pioneer Harry M. Warner (1881-1958) was born in Poland, one of 11 children. At age 6, Warner moved with his family to the United States. In 1903, he and three of his brothers began exhibiting films in Pennsylvania. Before World War I, the brothers had moved their production business to Santa Paula, and, in 1917, produced their first widely successful film, My Four Years in Germany. In 1926, Harry and his brother Sam pioneered the use of sound in motion pictures through the firm known as Vitaphone, producing Lights of New York and The Jazz Singer (recognized as the first “talkie”). After Sam died in 1926, Harry became president of Warner Bros. When television began to cut into the film business in the 1950s, Warner gradually retired, dividing his time between Hollywood and New York. He died in 1958.
821		SUNAIR	RD	1961			5D3	Contributor to Racquet Club Road Estates	
828		SUNAIR	RD	1960			5D3	Contributor to Racquet Club Road Estates	
909		SUNAIR	RD	1961			5D3	Contributor to Racquet Club Road Estates	
912		SUNAIR	RD	1960			5D3	Contributor to Racquet Club Road Estates	
939		SUNAIR	RD	1961			5D3	Contributor to Racquet Club Road Estates	
2808		SUNNY VIEW	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2828		SUNNY VIEW	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2876		SUNNY VIEW	DR	1959			5D3	Contributor to Racquet Club Road Estates	
3100	N	Sunny View	Dr	1961-1962		42	5S1	Designated, did not re-evaluate (HSPB-42).	
3125	N	Sunny View	Dr	1961-1962		42	5S1	Designated, did not re-evaluate (HSPB-42).	
3133	N	Sunny View	Dr	1961-1962		42	5S1	Designated, did not re-evaluate (HSPB-42).	
3165	N	Sunny View	Dr	1961-1962		42	5S1	Designated, did not re-evaluate (HSPB-42).	
211	N	Sunrise	Way	1969	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development, and as an example of Brutalist architecture in Palm Springs by architect Robert Ricciardi. The building exhibits quality of design with distinctive features including its bold geometric volumes, rough textured concrete walls, and flat roof with overhanging canopy.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. Architect Robert Ricciardi, AIA, was born in Los Angeles in 1935. He studied architecture at UC Berkeley, receiving his degree in 1959. He received his architect’s license in 1962. He worked for Welton Becket & Associates, Clarence Mayhew, and Donald Wexler before starting his own firm in 1963.
100	S	Sunrise	Way				5S3	This property is significant as an example of post-World War II commerical development; and as a good example of a Mid-century Modern commercial architecture. It exhibits quality of design with distinctive features including its horizontal massing, simple geometric forms, unadorned brick wall surfaces and piers, and prominent cantilevered roof canopies with rounded fascias and standing seam metal cornice.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, grocery stores, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives and beyond to service new residential developments from the postwar era. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The date and the architect of this building are unconfirmed; the 1962 Sanborn map did not include Sunrise Road, and a search in the Desert Sun did not provide any information.
230		SUNSET	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
252		SUNSET	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	



City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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278		SUNSET	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
282		SUNSET	WAY	1958			5D3	Contributor to Sunmor Enchanted Homes	
286		SUNSET	WAY	1957			5D3	Contributor to Sunmor Enchanted Homes	
225	N	SYBIL	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
245	N	SYBIL	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
246	N	SYBIL	RD	1958			5D3	Contributor to Sunmor Enchanted Homes	
393		SYCAMORE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
408		SYCAMORE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
454		SYCAMORE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
486		SYCAMORE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
505		SYCAMORE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
589		SYCAMORE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
590		SYCAMORE	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
630	E	Tachevah	Dr	1945		80	5S1	Designated, did not re-evaluate (HSPB-80).	
1395	E	Tachevah	Dr	1941			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.
1707	E	Tachevah	Dr	1962	Yes		5S3	This property is significant as multi-family residential development by the Alexander Construction Company, and as a good example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features including its clusters of residential units grouped around a central rectangular garden court and pool; pronounced horizontal massing; and prominent A-frame porte-cochere.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Desert Lanai represents the Alexanders' foray into the co-op apartment market. It was developed in at least three phases. Models included a two-bedroom/two deluxe baths and a one-bedroom-plus-den configuration. Like other co-op communities, Desert Lanai offered buyers a property that would be “maintained to perfection, whether you are here or not.” The model apartment was located at 1707 E. Tachevah Road, at Sunrise Way.
137	S	Tahquitz	Dr	1929			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists’ colony, and specifically for its associaiton with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the earliest reference to the property as an artists colony, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.	The Burnham property was the site of an artists’ colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World’s Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the “Street of Spain” for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham’s painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists’ colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the “Father of the Palm Springs Aerial Tramway.” However, the site remained an artists’ colony as late as the 1960s or 1970s, as several artists were still living there at that time.

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139	S	Tahquitz	Dr	1937			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists’ colony, and specifically for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the construction date of this property, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.	The Burnham property was the site of an artists’ colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World’s Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the “Street of Spain” for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham’s painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists’ colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the “Father of the Palm Springs Aerial Tramway.” However, the site remained an artists’ colony as late as the 1960s or 1970s, as several artists were still living there at that time.
141	S	Tahquitz	Dr	1929			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists’ colony, and specifically as the house and studio of Alson Clark and for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the construction date of this property, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.	The Burnham property was the site of an artists’ colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World’s Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the “Street of Spain” for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham’s painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists’ colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the “Father of the Palm Springs Aerial Tramway.” However, the site remained an artists’ colony as late as the 1960s or 1970s, as several artists were still living there at that time.
143	S	Tahquitz	Dr	1930			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; however, it is located on a private road and is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark.
147	S	Tahquitz	Dr	1929			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as the residence of Daniel Burnham; as an example of the 1920s development of Palm Springs as an artists’ colony, and specifically for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the construction date of this property, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s. The property is significant as Burnham's house through the 1950s when he sold the property to Francis Crocker.	The Burnham property was the site of an artists’ colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World’s Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the “Street of Spain” for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham’s painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists’ colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the “Father of the Palm Springs Aerial Tramway.” However, the site remained an artists’ colony as late as the 1960s or 1970s, as several artists were still living there at that time.
	S	Tahquitz	Dr	1925			6L	There are remnant rock walls throughout the Tennis Club neighborhood, as documented by Steve Vaught in his book "Sentinels in Stone." Walls and stone features dating from the 1920s and 1930s should be given special consideration in local planning.	

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		Tahquitz	Dr	1920			5S3	The Tahquitz Ditch is significant as an early 19th century irrigation canal with a direct association with the Cahuilla Indians who were the earliest inhabitants of the Coachella Valley. The Tahquitz Ditch was constructed by the Cahuilla as early as the 1830s.	The Cahuilla constructed the Tahquitz Ditch, a stone-lined canal that carried water for crops and human consumption from the mouth of Tahquitz Canyon to the village at Sec-he, possibly as early as the 1830s. When John Guthrie McCallum arrived in 1884, he expanded the Tahquitz Ditch, increasing its flow by tapping into one of the canyon’s springs. McCallum began using water from the ditch to irrigate his ranch, and, as new settlers came, they availed themselves of the water provided by the Tahquitz Ditch. This became increasingly problematic for the Agua Caliente as settlers continued to arrive in Palm Springs. Although McCallum had significantly increased the output of the Tahquitz Ditch, its resources were far from enough to accommodate the influx of new settlement he hoped to generate. In 1887, after forming the Palm Valley Water Company, McCallum embarked on the creation of an extensive new canal that would carry water from the Whitewater River for over eight miles across the rugged desert until it reached the McCallum ranch. In 1911, the Tahquitz Ditch was completely repaired and stone-lined by the Indian Irrigation Service of the U.S. Department of the Interior. (Source: Steve Vaught, Sentinels in Stone)
401	E	Tahquitz Canyon	Way	1960	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by prominent architect Richard Harrison. The building exhibits quality of design with distinctive features including its horizontal massing, expressed post-and-beam construction, tapered plaster-clad columns, flat roof with cantilevered canopy, and exterior staircase.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Architect Richard Arnett Harrison, AIA, was born in Los Angeles. He studied aeronautical engineering in the Navy, and went on to study architecture at the University of Southern California. Harrison worked for William F. Cody from July 1951 to February 1953, where he met his soon-to-be partner, Donald Wexler. Wexler and Harrison went on to build custom homes and several tract home developments in Palm Springs. They dissolved their partnership amicably by 1961, as Harrison preferred to concentrate on residential design and Wexler was interested in civic projects.
1095	E	Tahquitz Canyon	Way	1915	Yes	ND- ACBCI - 18	7R	This property went through the local designation process, but was not designated at the request of the Agua Caliente. It was not re-evaluated as part of the 2015 survey project.	The cemetery dates from 1915. In the early 1980s a redesign of the cemetery with landscape and a new gate was commissioned by the Agua Caliente Tribals council. The new gate was dedicated in 1983.
2244	E	Tahquitz Canyon	Way	1950			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II multi-family residential development; and as a good example of a Mid-century Modern courtyard type, with units oriented around a pool. It exhibits characteristic features of the style, including low-pitched shed roofs with wide overhanging eaves, concrete block screen walls, and clerestory windows.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.
2905	E	Tahquitz Canyon	Way	1969			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by prominent Palm Springs architect Donald Wexler. The building exhibits quality of design with distinctive features including its horizontal massing, expressed post-and-beam construction, wraparound portico supported on slender columns, and slumpstone wall cladding.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody’s office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).
3200	E	Tahquitz Canyon	Way	1957		33	5S1	Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	

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3255	E	Tahquitz Canyon	Way	1962			5S3	This property is significant as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect John Porter Clark, with 1970 addition by E. Stewart Williams. It exhibits quality of design and distinctive features including its horizontal massing, expressed post-and-beam construction, and walls of textured cast-in-place concrete and patterned concrete block.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, city and county facilities, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. They are today regarded as two of the founders of the “Desert Modern” style of architecture. E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark.
3400	E	Tahquitz Canyon	Way	1966		70	5S1	Designated, did not re-evaluate (HSPB-70).	
385	W	Tahquitz Canyon	Way	1927		21	5S1	Designated, did not re-evaluate (HSPB-21).	
412	W	Tahquitz Canyon	Way	1924		34	5S1	Designated, did not re-evaluate (HSPB-34).	The historic marker incorrectly states the date of construction and the name of the architect. The Willows is one of the most historically significant residences in the Coachella Valley and has been the setting for visits by world renowned figures in politics, science, the arts and business. The most famous visitor to The Willows was Dr. Albert Einstein who stayed there three times: 1931, 1932 and 1933. (via Steve Vaught)
468	W	Tahquitz Canyon	Way	1935			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village’s reputation as one of the nation’s top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. The Willows and Bishop houses were built together as twin properties. Roland P. Bishop was a major Los Angeles business figure who was the head of Bishop & Co., Southern California’s largest confectioner and baked goods purveyor (purchased by the National Biscuit Co - NABISCO). His wife, Dorothy, was the daughter of Burton Green, a founder of Beverly Hills. Architect William James Dodd, AIA, was an American architect and designer who worked mainly in Louisville, Kentucky from 1886 to 1912 and in Los Angeles from 1913 until his death in 1930. Dodd was inspired by the First Chicago School of architecture, though he was also influenced by the classical aesthetic of the Beaux-Arts style. Dodd’s design work also included functional and decorative architectural glass and ceramics, furniture, home appliances, and literary illustration. William Richards was born in Dewsbury, England in 1873. He studied at Queens College in Cambridge and then began practicing architecture. He immigrated to Los Angeles in 1912. In 1915, he formed a partnership with William J. Dodd, which lasted until Dodd’s death in 1930.
989		TAMARISK	RD	1959			5D3	Contributor to Caballeros Estates Historic District	
275	E	Tamarisk	Rd	1939			5S3	This property is significant as an example of early multi-family/seasonal tourist residential development in Palm Springs; and as the work of prominent architects Clark & Frey. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant prewar examples are rare.	Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as “apartment-hotels” with “housekeeping apartments” where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.



City of Palm Springs, California - Department of Planning Services

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346	E	Tamarisk	Rd	1935			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be a significant example of Spanish Colonial Revival residential architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. Al Wertheimer was a member of Detroit's Purple Gang. His reputation included co-orchestrating the Valentine's Day Massacre with Al Capone. In 1934, Wertheimer moved to Palm Springs, and built the Colony Palms Hotel (originally named The Colonial House). He also opened The Dunes club, a popular speakeasy, which was also a brothel and gambling house.
367	E	Tamarisk	Rd	1936			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as "The Movie Colony." The original owner of this property appears to be E.T. Shepard of Oregon per 1939 Palm Springs City Directory. An addition was made by new owner George K. Whitney in 1949 (Desert Sun, 12/13/49), and he added a pool in 1950. Whitney was a prominent amusement park operator known as "The P.T. Barnum of the West." He owned Whitney's at the Beach in San Francisco, the Playland Amusement Pal and Cliff House Restaurant in San Francisco. Whiteny died in 1958 after living in Palm Springs for 15 years (Desert Sun, January 21, 1958).
535	E	Tamarisk	Rd	1934			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. The original owner of this property was George A. Newhall (1862-1929) per ancestry.com and the 1929 City Directory. The architect may have been Lewis P. Hobart, but that is unconfirmed. Hobart was the family architect for the Newhalls, designing both of their other residences as well as their commercial buildings in San Francisco. Other owners include LeGrand S. DeGraff and wife Norma (1939 City Directory). The New York DeGraffs were fixtures in Palm Springs society for over 10 years. In 1945, Private Elfreda A Schull, a WAC (Women's Army Corps), lived at the house (Desert Sun, 9/21/45). Owners in the mid-1950s were William and Vera H. Tackett. Tackett appears to be an owner of commercial real estate in Palm Springs, served on various business boards and civic committes (including the Palm Springs Art Museum and Chamber of Commerce. (Desert sun 4/29/58).
1122	E	Tamarisk	Rd	1935			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.



# City of Palm Springs, California - Department of Planning Services

## CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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1149	E	Tamarisk	Rd	1935			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as a good example of Ranch-style residential architecture. The building exhibits quality of design and distinctive features including its low horizontal massing, wide street facade, long covered porch with paired wood posts and wood railing, and divided light steel sash casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.
1320	E	Tamarisk	Rd	1936		87	5S1	Designated, did not re-evaluate (HSPB-87).	
1400	E	Tamarisk	Rd	1949			7R	This property appears significant as an example of Mid-century Modern residential architecture. However, it is not fully visible from the public right-of-way, therefore additional information about its design and integrity are needed to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Arthur J. Coffey was a Palm Springs contractor whose firm is often credited with the design work for many of the homes they built. During the mid-1950s, Coffey was also a building inspector for the City of Palm Springs.
581		The Palms	St	1936			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.
643	S	Thornhill	Rd	c. 1950			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of a Mid-century Modern courtyard apartment, with units oriented around a pool. The primary facade exhibits characteristics of the style, including the wide front gable roof, stone veneer, and clerestory windows.	As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.
2365		TRAIL	CIR	1960			5D3	Contributor to Racquet Club Road Estates	
2372		TRAIL	CIR	1959			5D3	Contributor to Racquet Club Road Estates	
1		Tramway	Rd			33	5S1	Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	
969		TUXEDO	CIR	1959			7R	Property not visible from public right-of-way in Vista Las Palmas	
977		TUXEDO	CIR	1959			5D3	Contributor to Vista Las Palmas	
982		TUXEDO	CIR	1959			5D3	Contributor to Vista Las Palmas	
997		TUXEDO	CIR	1959			5D3	Contributor to Vista Las Palmas	
965		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	
987		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	
1003		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	
1025		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	
1041		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	
1067		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	
1089		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	
1095		TWIN PALMS	DR	1957			3D	Contributor to Twin Palms Estates	

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388		Valmonte Norte		1935			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Hacienda Ranch-style architecture, exhibiting quality of design and distinctive features including its sprawling U-shaped plan, clay barrel tile roofing, wide porch with brick columns, and steel sash casement windows.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.” Per the 1939 Palm Springs City Directory, the property was owned by Lloyd and Amy Simon. Lloyd Simon was an insurance broker and civic leader who came to Palm Springs in 1937. Amy Simon was active in a number of charity organizations (Desert Sun, February 6, 1969).
487		Valmonte Norte		1937			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive design details including its irregular plan, horizontal massing, varied roof forms with clay barrel tiles and open eaves, circular tower, and parabolic arched openings.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.” Helen Hurd was a longtime Palm Springs resident and active in the social and philanthropic scene.
1213	E	Verbená	Dr	1939			7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It also appears significant for its Ranch-style architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.
1272	E	Verbená	Dr	1955			5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Donald Wexler as his own home. It exhibits quality of design and distinctive features including the expressed post-and-beam construction, wide overhanging eaves, integration of indoor and outdoor space, and large expanses of glass.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as “Palm Springs Modernism” or “The Palm Springs School.” Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody’s office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84). This property was Wexler's own home and was designed to be expanded as his family grew.
383	W	Vereda Norte		1936		28	5S1	Designated, did not re-evaluate (HSPB-28).	

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688	E	Vereda Sur		1950			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens’ daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. The Florsheims owned this house from at least the mid-1940s. In 1955, they engaged famed interior designer William "Billy" Haines to redecorate the house.
695	E	Vereda Sur		1936			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of International Style architecture designed by the prominent Palm Springs firm Clark & Frey. It exhibits quality of design with distinctive features including its rectangular massing, flat roof with overhanging soffit, steel sash windows, and smooth cement plaster veneer. In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey." Per the nomination: As an early example of Albert Frey’s residential work, the Sieroty House is important because it demonstrates Frey’s initial use of stucco as an exterior finish in contrast with his preference for corrugated metal or concrete asbestos board cladding requiring little to no maintenance that appeared on his own homes and later residential commissions. The house is clearly a Frey design in its flat roof, deep eaves, metal-framed windows, generous use of plate glass windows and sliding glass doors, and slender pipe roof supports. An absence of applied ornamentation and a rejection of historical references further denote the house as representative of the modern movement.	Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1952 to 1966. Frey’s architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey’s life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey’s design legacy.
120	W	Vereda Sur			Yes		5S3	This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.	A post-World War II surge of visitors and seasonal residents coincided with Modernism’s rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road. Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
196	W	Vereda Sur		1938	Yes		7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
260	W	Vereda Sur			Yes		7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way and therefore additional information about its integrity is required to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”

City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

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ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
300	W	Vereda Sur		1935	Yes		5S3	This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as an excellent example of Spanish Colonial Revival style residential architecture. The building exhibits quality of design and distinctive features including its masonry veneered walls, recessed entrance with architrave and cornice, steel sash casement windows, decorative metal grilles, and wood plank door.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
321	W	Vereda Sur		1934	Yes		7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival-style architecture by prominent Palm Springs architect John Porter Clark. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
374	W	Vereda Sur		1929	Yes		7R	This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”
570	N	Via Corta		1934			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and for its association with the entertainment industry as the residence of Al Jolson. It may also be eligible as the work of architect Charles O. Matcham. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.” Architect Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as “gaining prominence in the trends towards ‘outdoor-indoor’ living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles.” Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city’s first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Matcham retired in 1969, and died in 1980. This property is best known as the home of entertainer, Al Jolson. Al Jolson was an American singer, actor and comedian and at the peak of his career was dubbed "The World's Greatest Entertainer." It was published in Architectural Digest, Volume IX No. 2, 1935; California Arts & Architecture, February 1938; and Architectural Record, March, 1940.
1220	N	Via Donna		1928			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as a remnant of the El Mirador Golf Course, established by Prescott Stevens in the 1920s to encourage tourism and residential sales in Palm Springs.	This property is a remnant of the El Mirador Golf Course, which was developed by Prescott Stevens near the El Mirador Hotel in the 1920s to support tourism and residential sales. As a result of the Great Depression the golf course closed and the hotel was sold. In 1935, the El Mirador Estates subdivision was established on the former grounds of the golf course. This property appears to be the golf course clubhouse. (association with El Mirador confirmed via Steve Vaught)
651	W	Via Escuela		1956		33	5S1	Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."	
717		VIA LAS PALMAS		1959			5D3	Contributor to Vista Las Palmas	
789		VIA LAS PALMAS		1959			5D3	Contributor to Vista Las Palmas	



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833		VIA LAS PALMAS		1959			5D3	Contributor to Vista Las Palmas	
840		VIA LAS PALMAS		1959			5D3	Contributor to Vista Las Palmas	
855		VIA LAS PALMAS		1959			5D3	Contributor to Vista Las Palmas	
877		VIA LAS PALMAS		1959			5D3	Contributor to Vista Las Palmas	
216	W	Via Lola		1940	Yes		7R	This property appears significant as an example of pre-World War II residential development, reflecting an important period of growth and transition. It may also be significant as an example of Hacienda Ranch-style residential architecture designed by prominent local architect John Porter Clark. However, it is not fully visible from the public right-of-way; therefore, additional information about the integrity of the property is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.” John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. The original owner of this property was Florian Boyd, who served as mayor of Palm Springs in the 1950s.
375	W	Via Lola		1954	Yes		5S3	This property is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent local architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including the flat roof with wide overhanging eaves and cantilevered canopies, and wood and masonry used as exterior wall panels and accent materials.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.
521	W	Via Lola		1963	Yes		7R	This property may be significant as an example of Mid-century Modern residential architecture designed by prominent local architect Hugh Kaptur as his own home. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist’s renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic. This property was designed by Kaptur as his own home. The Desert Sun mentions Mr. and Mrs. Hugh Kaptur living here in 1964. A real estate ad from 1975 says that the house has all steel framing, hand-carved Mexican doors, antique Spanish fixtures, and a colorful tile fountain spilling over into the large pool.
657	N	Via Miraleste		1930		56	5S1	Designated, did not re-evaluate (HSPB-56).	



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796	N	Via Miraleste		1934			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival architecture. However, it is located on a large estate property and the main house is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in what is now known as the "Movie Colony." The “Movie Colony” was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. This house was originally constructed for promoter Harry Hanbury. It was leased in the 1930s for a period by Franklyn Hutton, father of Barbara Hutton. Barbara herself rented the estate during her honeymoon after marrying Cary Grant in 1942. During the time actor Phil Regan had the estate, many important figures in Democratic Party politics were entertained here, most notably former president Harry S. Truman.
1120	N	Via Miraleste		1934		81D	5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property was originally owned by C.C. Tanner, who was the head of Tanner Motor Livery. It was later purchased by Charles Farrell who made it a guest house adjacent to his Tachevah Drive residence (HSPB-80). 1120 Via Miraleste is HSPB-81, but it was not designated.
1194	N	Via Miraleste		1936			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village’s reputation as one of the nation’s top winter resort destinations; and as an example of Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in El Mirador Estates. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens’ daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. This property was attributed to prominent architect Paul R. Williams in a Los Angeles Times article; however, that attribution could not be independently verified. Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams’ first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects’ College of Fellows.
1480	N	Via Miraleste		1949			5S3	This property is significant as a good example of Mid-century Modern residential architecture designed by prominent local designer/builder Herbert W. Burns. It exhibits quality of design and distinctive features including its pronounced horizontal massing; flat roof with wide overhanging eaves and cantilevered canopies; prominent stone veneered wall planes; and steel sash casement windows.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).
2399	N	VIA MIRALESTE		1959			5D3	Contributor to Racquet Club Road Estates	

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2555	N	Via Miraleste		1965	Yes		5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development; and as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect John Porter Clark. It exhibits quality of design and distinctive features including its symmetrical composition, low-pitched side gable roof with prominent ridge beam and wide overhanging eaves, brick veneer walls, and clerestory windows.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm’s office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the “Desert Modern” style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.
1233		VIA MONTE VISTA		1957			5D3	Contributor to Vista Las Palmas	
1295		VIA MONTE VISTA		1957			7R	Property not visible from public right-of-way in Vista Las Palmas	
1303		VIA MONTE VISTA		1957			5D3	Contributor to Vista Las Palmas	
1355		VIA MONTE VISTA		1957			5D3	Contributor to Vista Las Palmas	
1387		VIA MONTE VISTA		1957			5D3	Contributor to Vista Las Palmas	
979	N	VIA MONTE VISTA		1959			5D3	Contributor to Vista Las Palmas	
991	N	VIA MONTE VISTA		1959			5D3	Contributor to Vista Las Palmas	
1101	N	VIA MONTE VISTA		1957			5D3	Contributor to Vista Las Palmas	
1123	N	VIA MONTE VISTA		1957			5D3	Contributor to Vista Las Palmas	
1175	N	VIA MONTE VISTA		1957			5D3	Contributor to Vista Las Palmas	
1215		VIA PARAISO		1959			5D3	Contributor to Vista Las Palmas	
1244		VIA PARAISO		1959			5D3	Contributor to Vista Las Palmas	
1277		VIA PARAISO		1959			5D3	Contributor to Vista Las Palmas	
1285		VIA PARAISO		1959			5D3	Contributor to Vista Las Palmas	
1543		VIA ROBERTO MIGUEL		1961			5D3	Contributor to El Rancho Vista Estates	
1552		VIA ROBERTO MIGUEL		1960			7R	Property not visible from public right-of way in El Rancho Vista Estates	
1555		VIA ROBERTO MIGUEL		1961			5D3	Contributor to El Rancho Vista Estates	
1593		VIA ROBERTO MIGUEL		1964			5D3	Contributor to El Rancho Vista Estates	
1627		VIA ROBERTO MIGUEL		1960			5D3	Contributor to El Rancho Vista Estates	
1633		VIA ROBERTO MIGUEL		1960			7R	Property not visible from public right-of way in El Rancho Vista Estates	
1659		VIA ROBERTO MIGUEL		1960			5D3	Contributor to El Rancho Vista Estates	
1673		VIA ROBERTO MIGUEL		1960			5D3	Contributor to El Rancho Vista Estates	
362	W	Via Sol		1957	Yes		7R	This property appears significant as an example of Mid-century Modern residential architecture by the prominent local firm Wexler & Harrison. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison’s early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

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797		VIA VADERA		1958			5D3	Contributor to Vista Las Palmas	
855		VIA VADERA		1958			5D3	Contributor to Vista Las Palmas	
		Vine	Ave	1894		2	5S1	Designated, did not re-evaluate (HSPB-2).	
1860	N	Vista	Dr	1942		89	5S1	Designated, did not re-evaluate (HSPB-89).	
754	E	Vista Chino		1961	Yes		5S3	Park Imperial North is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an example of a Mid-century Modern garden apartment designed by architect Barry Berkus, reflecting design and planning principles from the period.	Park Imperial North and Park Imperial South were developed by the Trudy Richards Company (the father and son developer team of Jack Weiss and Rickard L. Weiss). Advertised as a “resort home” in a “country club community,” Park Imperial North and South represented the Trudy Richards Company’s venture into condominium development. Exclusivity was a hallmark of Park Imperial marketing, emphasizing that the “private garden, swimming pool and lounging areas...may be used only by the owners of the individual residences and their invited guests.” As with other developments of the time, the “maintenance free” aspect and “virtually complete hotel service (maid, linen, clean up)” clearly positioned Park Imperial South for the resort home market. Further, the tax benefits of homeownership, “including use for rental income or business purposes,” emphasized the economic benefits of such an investment. For the design of Park Imperial South and North, the Weisses turned to young architect Barry Berkus for the designs. Park Imperial Riviera or Park Imperial North was subdivided in 1959 into fifty units, and constructed in 1960-61. The design employed larger clusters of attached units (typically seven or more) in a linear fashion resulting in less garden space and privacy than in its sister development, which clustered the units in groupings of three or four units. Bordered by Louise Drive on the north, Vista Chino on the south and Via Miraleste on the west, the post-and-beam Mid-Century Modern design employed flat rooflines, clerestory windows, stucco, and slump brick. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC’s School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus’ first major clients was William Levitt, a real estate developer often called the “Father of American suburbia.” During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands, and Woodbridge Landing in Irvine.
1011	E	Vista Chino		1966			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development; and as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect Donald Wexler. It exhibits quality of design and distinctive features including its horizontal composition, exposed steel post-and-beam constructin, flat roof with wide overhanging eaves and cantilevered canopies, and brick veneer wall panels.	A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism’s rise in popularity. As Palm Springs’ population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody’s office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).
424	W	Vista Chino		1947			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of Mid-century Modern residential architecture by noted Los Angeles architect Edward H. Fickett, with landscape design by Garrett Eckbo and Tommy Tomson. It is also significant for its association with prominent Palm Springs developer George Alexander.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This property was designed by noted Modern architect Edward H. Fickett for developer George Alexander. Edward H. Fickett, FAIA, was an innovative Los Angeles architect who established a highly successful practice, primarily designing moderate-income houses for large-scale builder clients in postwar Southern California. He designed some 60,000 homes and many other buildings over the course of his career and participated in developing housing guidelines for the Federal Housing Administration, Veterans Administration, and the Department of Housing and Urban Development. From the late 1940s through the 1960s, Fickett’s house designs evolved from Traditional Ranch to Modern Ranch, using simple forms that were clearly modern and designed for efficient and economical construction. Through the Alexander Construction Company, George Alexander (1898-1965) and his son Robert “Bob” W. Alexander (1925-1965) were prolific Southern California developers of tract homes. Their company was responsible for thousands of homes in the San Fernando Valley and over 1,200 homes in Palm Springs.
470	W	Vista Chino		1946		29B	5S1	Designated, did not re-evaluate (HSPB-29B).	
523		Vista Oro		1937			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

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539		Vista Oro		1937			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.
555		Vista Oro		1935			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.
587		Vista Oro		1940			7R	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.
588		Vista Oro		1936			5S3	This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Tracy Williams, who purchased 588 Vista Oro in 1938, was known as the designer of Winton motors for speedboats and automobiles. Vista Oro used to be Vista de Oro. (via Steve Vaught)

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665		Vista Oro		1947			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.	The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.
1132		VISTA VESPERO		1957			5D3	Contributor to Vista Las Palmas	
1133		VISTA VESPERO		1958			5D3	Contributor to Vista Las Palmas	
1166		VISTA VESPERO		1957			5D3	Contributor to Vista Las Palmas	
1177		VISTA VESPERO		1958			5D3	Contributor to Vista Las Palmas	
1194		VISTA VESPERO		1957			5D3	Contributor to Vista Las Palmas	
1200		VISTA VESPERO		1957			5D3	Contributor to Vista Las Palmas	
1254		VISTA VESPERO		1957			5D3	Contributor to Vista Las Palmas	
1290		VISTA VESPERO		1957			5D3	Contributor to Vista Las Palmas	
555	S	Warm Sands	Dr	1933			5S3	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of early tourist accommodations in Palm Springs, reflecting the importance of tourism in Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare.	In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.
695	S	Warm Sands	Dr	1952			5S3	This property is significant as a good example of Mid-century Modern residential architecture designed by prominent local architects Albert Frey and Robson Chambers for Chambers' own residence. It exhibits quality of design with distinctive features including the flat roof with wide overhanging eaves, integration of interior and exterior space, and integrated carport.	The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This house was designed by Robson Chambers, in collaboration with Albert Frey, as his own residence. Robson Cole Chambers, AIA, was born in Los Angeles and raised in Banning. He earned his B.Arch from the University of Southern California School of Architecture, and was awarded the AIA Medal when he graduated in 1941. During WWII, Chambers was in the U.S. Marine Corps and helped design Camp Pendleton in Oceanside. From 1941 to 1946, Chambers worked as a draftsman for Hunt & Chambers in Pasadena. In 1946, he began working for John Porter Clark and Albert Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, and the firm name became Clark, Frey & Chambers. Chambers left the firm in 1966.
1545	N	Wawona	Rd	1937	Yes		5S3	This property is significant as an example of early multi-family residential development in Palm Springs, reflecting the growth of Palm Springs during the pre-World War II era. Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare.	Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as “apartment-hotels” with “housekeeping apartments” where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. Spanish Colonial Revival was the predominant architectural style associated with multi-family residential buildings in Palm Springs from this period. This property was constructed in 1937 as a duplex. There is some evidence that it was built by Warner Brothers producer Bryan Foy, as there is a brief mention in the Desert Sun that Foy was building a "fine duplex" in Chino Canyon Mesa. It was owned through 1941 by Carl Stolle and purchased by Charlotte Gardiner that same year.
2840		WYMAN	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2845		WYMAN	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2949		WYMAN	DR	1959			5D3	Contributor to Racquet Club Road Estates	
2980		WYMAN	DR	1959			5D3	Contributor to Racquet Club Road Estates	



City of Palm Springs, California - Department of Planning Services

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

Contact the Planning Department for more info at 760 323 8245  
Last date revised: January 2019.

ADDRESS	DIR	STREET	SUFFIX	YEAR BUILT PER COUNTY/C ITY	AGUA CALIENTE INDIAN RESERVATION	HSPB NO.	2016 HRG LOCAL STATUS CODE	Statement of Significance	Notes
				c. 1945			553	The aircraft tie downs are significant for their association with the World War II war effort in Palm Springs.	In 1939 the Army Corps of Engineers selected Palm Springs, protected from fog and rain by Mt. San Jacinto, as the location of an Air Corps landing field. The chosen site was east of the village on Cahuilla land, and was leased by the city and subleased to the Federal government. In early 1942, following the attack on Pearl Harbor, the airfield was taken over by the Air Transport Command and a new field with an A-frame terminal building and two runways was completed a half mile from the original site. The Palm Springs Air Base's principal mission was the deployment of aircraft from U.S. manufacturing plants to training facilities and overseas combat theaters. To disperse aircraft away from the field in case of enemy attack, circular concrete parking pads or "tie downs" and taxiways were built in the surrounding area. A surviving tie down on Easmor Circle near the airport has been designated (HSPB-40) and at least seven others remain in the general vicinity.
								Designated, did not re-evaluate (California Point of Interest).	
				Pre-historic				Designated, did not re-evaluate (NR-73000422).	
				Pre-historic				Designated, did not re-evaluated (NR-72000246).	
							6L	The entry gates warrant special consideration in local planning as an extant tract feature associated with the Racquet Club Colony, a 1930s development by prominent Southern California developer Walter N. Marks.	The masonry walls and pillars near the intersection of W. Santa Catalina Road and N. Indian Canyon Drive are the remnants of the original entry gates for the Racquet Club Colony. The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.
				1935			6L	This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early recreational facility directly related to the increase in automobile tourism in the 1930s. It warrants special consideration in the local planning process.	Inspiration Point is a lookout area on Mount San Jacinto. Inspiration Point "offers an unequalled view from the 5400-foot elevation of the San Jacinto and neighboring mountains and the Coachella Valley." It was completed as part of road improvements offering amenities to sight-seeing motorists. (Desert Sun, November 17, 1936)

## Caballeros Estates

<b>NAME</b>	Caballeros Estates Historic District
<b>ANALYSIS</b>	20 total properties; 16 contributors; 80% contributing
<b>STATUS CODE</b>	5S3
<b>BOUNDARY DESCRIPTION</b>	Tamarisk Road on the north, 555 N. Avenida Caballeros on the south, Avenida Caballeros to the east, and Camino Real and Phillips Road to the west. The boundary represents the most intact and cohesive portion of the subdivision.
<b>PHYSICAL DESCRIPTION</b>	Caballeros Estates is a small and intact collection of one-story, single-family residences oriented around a cul-de-sac. All of the residences in the district are Mid-century Modern in style, and the neighborhood has a strong sense of time and place and visual continuity. Streets feature mature trees, including several varieties of palm.
<b>PERIOD OF SIGNIFICANCE</b>	1960-1963
<b>APPLICABLE CRITERIA</b>	Local Criterion 4,5 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs (1945-1969)
<b>THEME</b>	Mid-century Modern Architecture
<b>STATEMENT OF SIGNIFICANCE</b>	The Caballeros Estates Historic District is eligible for designation as a local historic district. It is significant as an excellent collection of Mid-century Modern single-family residential architecture. The model homes and most of the residences in the district were designed by the important local architectural firm of Wexler & Harrison for prominent development Roy Fey.
<b>DEVELOPMENT HISTORY</b>	Roy Fey, one of Palm Springs' most prolific developers and builders, established the custom-designed Caballeros Estates (1959, Wexler & Harrison). The 1959 <i>Desert Sun</i> ad for the opening of the development described "27 individually styled homes" and featured Wexler & Harrison by name. <sup>1</sup> Among the speculative houses they designed for Fey in the Caballeros Estates tract in 1960 are 615, 681, and 755 Avenida Caballeros; and 620 and 641 N. Camino Real. <sup>2</sup>

<sup>1</sup> "Caballeros Estates Ad," *Desert Sun*, December 18, 1959, 4B.

<sup>2</sup> Lauren Weiss Bricker and Sydney Williams, *Steel and Shade: The Architecture of Donald Wexler* (Palm Springs Art Museum, 2011), 123.



890 Granvia Valmonte



681 Avenida Caballeros



755 Avenida Caballeros



989 Tamarisk Rd.



615 Avenida Caballeros



640 Phillips Rd.

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Notes	Status Code
569		AVENIDA CABALLEROS		1960		Mid-Century Modern	Contributor		5D3
615		AVENIDA CABALLEROS		1961	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
639		AVENIDA CABALLEROS		1960		Mid-Century Modern	Non-contributor		6Z
681		AVENIDA CABALLEROS		1960	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
721		AVENIDA CABALLEROS		1959	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
755	N	AVENIDA CABALLEROS		1960	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
555		AVENIDA CABALLEROS		1961		Mid-Century Modern	Contributor		5D3
572	N	CAMINO REAL		1963		Ranch	Contributor	The original owners were from Hawaii, which inspired the Hawaiian design elements. In 1965, the propert was purchased by Robert Paine (Desert Sun, 4/29/65). Paine became known as "Aloha Bob Paine." He was one of the prime salesmen for The Alexander Company.	5D3
620	N	CAMINO REAL		1961	Wexler & Harrison	Mid-Century Modern	Not Visible		7R
640	N	CAMINO REAL		1961		Mid-Century Modern	Contributor		5D3
641	N	CAMINO REAL		1960	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
690	N	CAMINO REAL		1960		Mid-Century Modern	Contributor		5D3
695	N	CAMINO REAL		1969		Mid-Century Modern	Contributor		5D3
800		GRANVIA VALMONTE		1963	McNaughton , James	Mid-Century Modern/New Formalist	Contributor		5D3
890		GRANVIA VALMONTE		1961		Mid-Century Modern	Contributor		5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Notes	Status Code
933		GRANVIA VALMONTE		1960		Mid-Century Modern	Contributor		5D3
987		GRANVIA VALMONTE		1960		Mid-Century Modern	Non-contributor		6Z
640		PHILLIPS	RD	1961	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
650		PHILLIPS	RD	1962		Ranch	Non-contributor		6Z
989		TAMARISK	RD	1959	Wexler & Harrison	Mid-Century Modern	Contributor		5D3



# Caballeros Estates



## Deep Well Ranch

<b>DISTRICT NAME</b>	Deep Well Ranch Estates Historic District
<b>ANALYSIS</b>	209 total properties; 102 contributors; 49% contributing
<b>STATUS CODE</b>	5S3
<b>BOUNDARY DESCRIPTION</b>	Mesquite Avenue to the north, the east side of Sagebrush Road to the east, the south side of Deep Well Road to the south, and the west side of Manzanita Avenue to the west, with extensions along Cactus Road and Palomino Road. The boundary represents the original tract boundary.
<b>PHYSICAL DESCRIPTION</b>	The district is composed of one-story, single-family residences. There are several custom-designed homes by significant architects, along with simplified Ranch-style tract homes. District features include sidewalks on some streets and mature palm trees. Setbacks are generally shallow, and many properties have fences and high hedges as a result.
<b>PERIOD OF SIGNIFICANCE</b>	1951-1969
<b>APPLICABLE CRITERIA</b>	Local Criterion 3 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs: 1945-1969
<b>THEME</b>	Post-World War II Single-Family Residential Development
<b>SIGNIFICANCE</b>	The Deep Well Ranch Estates Historic District is eligible for designation as a local historic district. It is significant for its association with residential development in the City of Palm Springs in the postwar era, representing a significant period of growth in the city. Significant individual works or architecture designed by prominent architects have been identified as individually eligible.
<b>DEVELOPMENT HISTORY</b>	<p>Deep Well Ranch Estates (also known as Deep Well Estates, Deep Well Colony Estates, or Deepwell Ranch Estates) had its origins in the Deep Well Ranch and guest ranch.<sup>1</sup> After unsuccessful farming efforts in the early 20<sup>th</sup> century by two previous owners, Henry Parsons (a scientist and authority on rubber) purchased the property in 1926. He drilled a well and found water close to the surface. After drilling further, he found water again at 630 feet, and the property became known as Deep Well Ranch.<sup>2</sup></p> <p>In 1928, Pearson sold the Ranch to Charles Doyle, who converted an old apricot shed and ranch house to guest accommodations and called it Deep Well Guest Ranch. In 1929, Doyle sold the property to Major and Mrs. Everett and Everett's brother-in-law, Carol Smith. They significantly improved the property when, in 1930, they engaged architect Paul R. Williams (1894-1980) to design hacienda-type buildings around patios.<sup>3</sup> In fall of 1931, Frank and Melba Bennett of Beverly Hills bought the property along with</p>

<sup>1</sup> Deep Well as a dude ranch is discussed in the Commercial Development context.

<sup>2</sup> Mabel Bennett, "Story of Deepwell," *Palm Springs Villager*, February 1952, no page. <http://www.ourdeepwell.com/index.php/about-deno/your-neighborhood/history/18-history/28-deno-palm-springs-villager?showall=1> (accessed January 2015).

<sup>3</sup> Bennett, "Story of Deepwell."

	<p>Phil Boyd (a local banker and first mayor of Palm Springs), and operated the guest ranch for sixteen years.</p> <p>By 1951, residential subdivisions were beginning to encroach on the land around the Deep Well Guest Ranch, and it became clear that there was money to be made in real estate. William Grant, a local builder for the Rancho Royale, Sun View Estates (immediately adjacent to Deep Well Ranch Estates just east of Sagebrush Road), and Thunderbird Ranch and Country Club developments, purchased a significant portion of Deep Well Ranch and subdivided it for a custom-home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. The earliest unit was developed by Grant; however, subsequent units were developed in conjunction with Harry A. Dart and his wife Gladys M. Dart of Dart Properties. Properties south of Mesquite Avenue were subdivided in 1952, and the majority of the area was subdivided by 1953. In June of 1963, the remaining 22-acre Deep Well Guest Ranch was sold to a Los Angeles syndicate with the intent to make it "an exclusive sportsman's club."<sup>4</sup> In 1969, the former guest ranch property was transformed into condominiums by another developer.</p> <p>According to an article in the <i>Villager</i>, "One enters from the Palm Springs-Indio Highway over a beautiful new divided roadway, landscaped and decorated at the attractive entrance."<sup>5</sup> Grant formed an architectural review committee for Deep Well Ranch Estates that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles.</p> <p>Architect Hugh Kaptur remembers designing several homes in the Deep Well Ranch Estates prior to becoming a licensed architect.<sup>6</sup> Deep Well homes by E. Stewart Williams include the 1958 Theodore Sutter House at 1207 S. Calle De Maria (with interiors by Arthur Elrod); and the Leo Koerner Residence (1955) at 1275 S. Calle Maria.<sup>7</sup> Wexler &amp; Harrison built a residence at 1344 S. Calle De Maria, and the William Bogess House at 1366 S. Calle de Maria (with interiors by Arthur Elrod). Designer and builder A. Belden Crist built himself a home at 1366 S. Paseo de Marcia (1958), and Michael Black designed a residence at 1430 S. Calle De Maria (1967). Stan Sackley designed several residences in Deep Well, including 1131 S. Driftwood Drive (1955); 1475 S. Paseo De Marcia (1955); and the James M. Hollowell Residence at 1325 Sagebrush Road (1965), which was featured in <i>Playboy</i> magazine as a "Playboy Pad."</p> <p>Deep Well Ranch Estates tended to attract postwar professionals and newly retired industrialists. Examples include the residences of retired Innes Shoe Corporation executive</p>
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<sup>4</sup> "Palm Springs Ranch Sold," *Los Angeles Times*, June 16, 1963, N7.

<sup>5</sup> Bennett, "Story of Deepwell (sic)."

<sup>6</sup> ModernismWeek.com, <http://www.modernismweek.com/hugh-kaptur-from-mid-century-to-our-century-part-one/> (accessed January 2015).

<sup>7</sup> "Farewell Party Honors Koerners," *Desert Sun*, April 7, 1955.

	<p>Nat Burkett, who lived at 1346 S. Paseo de Marcia in 1958; Edward Kadlac, a retired executive from Du Pont Corporation, at 1411 S. Paseo De Marcia; and Abe L. Levin, a retired food executive, who lived at 1076 Deepwell Road in the 1960s. A significant number of local developers, realtors, and contractors lived in the neighborhood as well, including Leo Baker, Paul Keil, Herman C. Newman, and W.G. Hercules. Mr. and Mrs. Roy Fey lived at 1120 S. Calle de Maria. A large number of local hoteliers also resided at Deep Well. Deep Well residences were the focal point of an active social scene in the postwar period – the frequent sites of parties and charity events hosted by the socially prominent wives of Deep Well residents.</p> <p>During the mid-1960s, film comedian Jerry Lewis lived at 1349 Sagebrush Road. In 1967 Oscar-winning actor William Holden established his permanent residence at 1323 S. Driftwood Drive. Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances. Noted television actor/producer Jack Webb lived at 1255 S. Manzanita Avenue next door to his first wife, actress Julie London at 1297 S. Manzanita Avenue.<sup>8</sup></p>
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<sup>8</sup> Howard Johns, *Palm Springs Confidential* (Barricade Books, Fort Lee, NJ, 2004), 213-216. Other famous residents reportedly include Michael Todd and Elizabeth Taylor at 1315 Manzanita.





1323 Driftwood Dr.



1170 E Cactus Rd.



1441 Driftwood Dr.



1207 W. Calle de Maria



1275 W. Calle de Maria



1410 Paseo de Marcia



1515 Paseo de Marcia



1401 Sagebrush Rd.



## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1104		CACTUS	RD	1962		Mid-century Modern	Non-contributor		6Z
1105		CACTUS	RD	1957		Ranch	Not Visible		7R
1110		CACTUS	RD	1957		Not visible	Not Visible		7R
1111		CACTUS	RD	1956		Mid-century Modern	Contributor	May be the work of Wexler & Harrison; unconfirmed.	5D3
1125		CACTUS	RD	1956		Mid-century Modern	Contributor		5D3
1138		CACTUS	RD	1956		Not visible	Not Visible		7R
1155		CACTUS	RD	1959		Mid-century Modern	Contributor		5D3
1156		CACTUS	RD	1958		Mid-century Modern	Non-contributor		6Z
1168		CACTUS	RD	1963		Mid-century Modern	Contributor		5D3
1170		CACTUS	RD	1956		Mid-century Modern	Contributor		5D3
1175		CACTUS	RD	1954		Mid-century Modern	Non-contributor		6Z
1189		CACTUS	RD	1961		Mid-century Modern	Contributor		5D3
1195		CACTUS	RD	1956		Mid-century Modern	Contributor		5D3
1120	E	CACTUS	RD	1961		Mid-century Modern	Non-contributor		6Z
1010		CALLE DE MARIA		1956		Mid-century Modern	Contributor		5D3
1033		CALLE DE MARIA		1957		Mid-century Modern	Contributor		5D3
1055		CALLE DE MARIA		1956		Mid-century Modern	Contributor	In 1958, home of Nat Burkett, prominent Democrat and retired executive Innes Shoe Corporation.	5D3
1075		CALLE DE MARIA		1954		No style	Non-contributor		6Z

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1090		CALLE DE MARIA		1954		Mid-century Modern	Contributor		5D3
1107		CALLE DE MARIA		1955		Mid-century Modern	Not Visible		7R
1111		CALLE DE MARIA		1955		Mid-century Modern	Contributor		5D3
1120		CALLE DE MARIA		1953		Mid-century Modern	Non-contributor	Home to Roy Fey and his wife.	6Z
1136		CALLE DE MARIA		1965		Mid-century Modern	Non-contributor		6Z
1177		CALLE DE MARIA		1970		Late Modern	Non-contributor		6Z
1190		CALLE DE MARIA		1966		Mid-century Modern	Contributor		5D3
1400		CALLE DE MARIA		1935	Clark, John Porter	Not visible	Not Visible		7R
1430		CALLE DE MARIA		1967	Black, Michael	Mid-century Modern	Not Visible		7R
1432		CALLE DE MARIA		1956		Mid-century Modern	Non-contributor		6Z
1485		CALLE DE MARIA		1956		Mid-century Modern	Contributor		5D3
1492		CALLE DE MARIA		1957		Mid-century Modern	Contributor		5D3
1520		CALLE DE MARIA		1957		Mid-century Modern	Contributor		5D3
1525		CALLE DE MARIA		2008		Other	Non-contributor		6Z
1570		CALLE DE MARIA		1954		Mid-century Modern	Contributor		5D3
1050	S	CALLE DE MARIA		1955		Mid-century Modern	Contributor		5D3
1345	S	CALLE DE MARIA		1960		Ranch	Contributor		5D3
1369	S	CALLE DE MARIA		1959		Mid-century Modern	Non-contributor		6Z
1455	S	CALLE DE MARIA		1956		No style	Non-contributor		6Z
1207	W	CALLE DE MARIA		1958	Williams, E. Stewart; Arthur Elrod (interiors)	Mid-century Modern	Contributor	Designed for Theodore Sutter by E. Stewart Williams, with interiors by Arthur Elrod.	5B

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1208	W	CALLE DE MARIA		1959		Mid-century Modern	Not Visible		7R
1230	W	CALLE DE MARIA		1959		Mid-century Modern	Contributor		5D3
1275	W	CALLE DE MARIA		1955	Williams, E. Stewart	Mid-century Modern	Contributor		5B
1320	W	CALLE DE MARIA		1958		Mid-century Modern	Not Visible		7R
1344	W	CALLE DE MARIA		1959	Wexler & Harrison	Mid-century Modern	Contributor		5B
1366	W	CALLE DE MARIA		1956	Wexler & Harrison	Mid-century Modern	Contributor	William Bogess house; interior decoration by Mr. Bogess, assisted by Arthur Elrod.	5B
1387	W	CALLE DE MARIA		1958		Mid-century Modern	Contributor		5D3
1433	W	CALLE DE MARIA		1960		Mid-century Modern	Contributor		5D3
1115		DEEP WELL	RD	1955		Ranch	Non-contributor		6Z
901	E	DEEP WELL	RD	1977		Mid-century Modern	Non-contributor		6Z
960	E	DEEP WELL	RD	1956			Not Visible		7R
965	E	DEEP WELL	RD	1953		Ranch	Non-contributor		6Z
1010	E	DEEP WELL	RD	1955			Not Visible		7R
1025	E	DEEP WELL	RD	1953		Ranch	Non-contributor		6Z
1055	E	DEEP WELL	RD	1974		Mid-century Modern	Contributor		5D3
1076	E	DEEP WELL	RD	1956		Ranch	Contributor	In the 1960s, home to retired executive Abe L. Levin.	5D3
1077	E	DEEP WELL	RD	1953		Ranch	Contributor		5D3
1085	E	DEEP WELL	RD	1955		Mid-century Modern	Non-contributor		6Z
1094	E	DEEP WELL	RD	1954		Ranch	Contributor		5D3

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1100	E	DEEP WELL	RD	1957		Ranch	Non-contributor		6Z
1135	E	DEEP WELL	RD	1955		Mid-century Modern	Non-contributor		6Z
1224	E	DEEP WELL	RD	1963		No style	Non-contributor		6Z
1225	E	DEEP WELL	RD	1955		Mid-century Modern	Contributor		5D3
1277	E	DEEP WELL	RD	1958		Ranch	Contributor		5D3
1333	E	DEEP WELL	RD	1961		Mid-century Modern	Contributor		5D3
1363	E	DEEP WELL	RD	1955		Mid-century Modern	Not Visible		7R
1411	E	DEEP WELL	RD	1957		Mid-century Modern	Not Visible		7R
1475	E	DEEP WELL	RD	1955		Ranch	Non-contributor		6Z
1270	W	DEEP WELL	RD	1960		Mid-century Modern	Contributor		5D3
1130	E	DEEPWELL	RD	1963		Regency Revival, Late	Contributor		5D3
1345	E	DEEPWELL	RD	1955		Ranch	Contributor		5D3
1010		DRIFTWOOD	DR	1957		No style	Non-contributor		6Z
1021		DRIFTWOOD	DR	c. 1965		Mid-century Modern	Non-contributor		6Z
1043		DRIFTWOOD	DR	1977		Late Modern	Non-contributor		6Z
1052		DRIFTWOOD	DR	1959		Mid-century Modern	Not Visible		7R
1085		DRIFTWOOD	DR	1956		Mid-century Modern	Non-contributor		6Z
1086		DRIFTWOOD	DR	1957		Mid-century Modern	Not Visible		7R

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1106		DRIFTWOOD	DR	1966		Regency Revival, Late	Contributor	Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances.	5D3
1111		DRIFTWOOD	DR	1955		Mid-century Modern	Contributor		5D3
1130		DRIFTWOOD	DR	1956		Mid-century Modern	Contributor		5D3
1131		DRIFTWOOD	DR	1955	Sackley, Stan	Mid-century Modern	Contributor		5D3
1160		DRIFTWOOD	DR	1967		Mid-century Modern	Contributor		5D3
1177		DRIFTWOOD	DR	1961		Mid-century Modern	Contributor		5D3
1200		DRIFTWOOD	DR	1985		Other	Non-contributor		6Z
1221		DRIFTWOOD	DR	1969		Mid-century Modern	Non-contributor		6Z
1279		DRIFTWOOD	DR	1954		Mid-century Modern	Contributor		5D3
1306		DRIFTWOOD	DR	1958		Mid-century Modern	Non-contributor		6Z
1317		DRIFTWOOD	DR	1959		Mid-century Modern	Non-contributor		6Z
1323		DRIFTWOOD	DR	1956	Clark, John Porter	Mid-century Modern	Non-contributor	In 1967, Oscar-winning actor William Holden established his permanent residence here. Residence has been substantially altered.	6Z
1324		DRIFTWOOD	DR	1958		Mid-century Modern	Contributor		5D3
1355		DRIFTWOOD	DR	1956		Mid-century Modern	Contributor		5D3
1375		DRIFTWOOD	DR	2001		Other	Non-contributor		6Z



## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1386		DRIFTWOOD	DR	1956		Mid-century Modern	Non-contributor		6Z
1400		DRIFTWOOD	DR	1961		Mid-century Modern	Contributor		5D3
1440		DRIFTWOOD	DR	1955		Mid-century Modern	Contributor		5D3
1441		DRIFTWOOD	DR	1956		Mid-century Modern	Contributor		5D3
1486		DRIFTWOOD	DR	2008		Mid-century Modern	Non-contributor		6Z
1487		DRIFTWOOD	DR	1955		Mid-century Modern	Contributor		5D3
1515		DRIFTWOOD	DR	1955		Mid-century Modern	Non-contributor		6Z
1520		DRIFTWOOD	DR	1956		Ranch	Contributor		5D3
1010		MANZANITA	AVE	1977		Late Modern	Non-contributor		6Z
1056		MANZANITA	AVE	1957		Not visible	Not Visible		7R
1075		MANZANITA	AVE	1964	Dody, Bill	Mid-century Modern	Contributor	By 1968, home of Nat Burkett, prominent Democrat and retired executive Innes Shoe Corporation. According to Estate, Loretta Young lived here in the 1990s.	5D3
1129		MANZANITA	AVE	1956		Mid-century Modern	Non-contributor		6Z
1130		MANZANITA	AVE	1959		Ranch	Non-contributor		6Z

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1195		MANZANITA	AVE	1970		Ranch	Non-contributor		6Z
1200		MANZANITA	AVE	1982		Other	Non-contributor		6Z
1201		MANZANITA	AVE	1958		Mid-century Modern	Non-contributor		6Z
1240		MANZANITA	AVE	1965		Mid-century Modern	Contributor		5D3
1297		MANZANITA	AVE	1954		No style	Non-contributor		6Z
1298		MANZANITA	AVE	1966		Mid-century Modern	Not Visible		7R
1315		MANZANITA	AVE	1956		Not visible	Not Visible		7R
1350		MANZANITA	AVE	1959		Mid-century Modern	Contributor		5D3
1355		MANZANITA	AVE	1977		Late Modern	Non-contributor		6Z
1380		MANZANITA	AVE	1956		Mid-century Modern	Contributor		5D3
1440		MANZANITA	AVE	1956		Mid-century Modern	Not Visible		7R
1441		MANZANITA	AVE	1970		Ranch, Modern	Non-contributor		6Z
1488		MANZANITA	AVE	2006		Other	Non-contributor		6Z
1516		MANZANITA	AVE	1956		Other	Non-contributor	Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances.	6Z
1088	S	MANZANITA	AVE	1962		Ranch	Contributor		5D3
1100	S	MANZANITA	AVE	1981		Other	Non-contributor		6Z
1180	S	MANZANITA	AVE	1958		Mid-century Modern	Not Visible		7R
1255	S	MANZANITA	AVE	1960		Mid-century Modern	Contributor		5D3
1509		MANZANITA	AVE	1958		Mid-century Modern	Contributor		5D3
1515		MANZANITA	AVE	1958		Mid-century Modern	Not Visible		7R
1109	E	MESQUITE	AVE	1957		Mid-century Modern	Non-contributor		6Z

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1127	E	MESQUITE	AVE	1961		Mid-century Modern	Non-contributor		6Z
1139	E	MESQUITE	AVE	1956		Mid-century Modern	Not Visible		7R
1155	E	MESQUITE	AVE	1961		Mid-century Modern	Contributor		5D3
1177	E	MESQUITE	AVE	1954		Mid-century Modern	Contributor		5D3
1415		OCOTILLO	AVE	1957		Mid-century Modern	Contributor		5D3
1		PALOMINO	RD	1953		Ranch	Contributor		5D3
3		PALOMINO	RD	1954		Ranch	Non-contributor		6Z
4		PALOMINO	RD	1953		Ranch	Non-contributor		6Z
5		PALOMINO	RD	1954		Ranch	Non-contributor		6Z
6		PALOMINO	RD	1972		Regency, Late	Contributor		5D3
7		PALOMINO	RD	1953		Ranch	Non-contributor		6Z
9		PALOMINO	RD	1954		Ranch	Contributor		5D3
11		PALOMINO	RD	1953		Ranch	Not Visible		7R
13		PALOMINO	RD	1953		Ranch	Not Visible		7R
14		PALOMINO	RD	1953		Ranch	Non-contributor		6Z
15		PALOMINO	RD	1954		Ranch	Non-contributor		6Z
1009		PASEO DE MARCIA		1954		Ranch	Not Visible		7R
1012		PASEO DE MARCIA		1955		Mid-century Modern	Contributor		5D3
1060		PASEO DE MARCIA		1957		Mid-century Modern	Contributor		5D3
1063		PASEO DE MARCIA		1965		Ranch, Modern	Contributor		5D3

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1091		PASEO DE MARCIA		1955		Mid-century Modern	Non-contributor		6Z
1120		PASEO DE MARCIA		1958		Mid-century Modern	Contributor		5D3
1121		PASEO DE MARCIA		1953		Mid-century Modern	Non-contributor		6Z
1146		PASEO DE MARCIA		1975		Late Modern	Non-contributor		6Z
1147		PASEO DE MARCIA		1955		No style	Non-contributor		6Z
1189		PASEO DE MARCIA		1964		Mid-century Modern	Contributor		5D3
1190		PASEO DE MARCIA		1970		Late Modern	Non-contributor		6Z
1221		PASEO DE MARCIA		1954		Mid-century Modern	Contributor		5D3
1250		PASEO DE MARCIA		1963		Mid-century Modern	Non-contributor		6Z
1322		PASEO DE MARCIA		1958		Mid-century Modern	Not Visible		7R
1325		PASEO DE MARCIA		c. 1960		Mid-century Modern	Contributor		5D3
1346		PASEO DE MARCIA		1956		Mid-century Modern	Contributor		5D3
1347		PASEO DE MARCIA		1956		Ranch	Contributor		5D3
1366		PASEO DE MARCIA		1960		Mid-century Modern	Contributor		5D3
1377		PASEO DE MARCIA		1962		Ranch	Non-contributor		6Z
1380		PASEO DE MARCIA		1954		Mid-century Modern	Contributor		5D3
1410		PASEO DE MARCIA		1962		Ranch, Japanese-influenced	Contributor		5B
1411		PASEO DE MARCIA		1961		Mid-century Modern	Contributor	Home of Edward Kadlac, retired executive from the Du Pont Corporation.	5D3
1430		PASEO DE MARCIA		1960		Mid-century Modern	Contributor		5D3
1433		PASEO DE MARCIA		1954		Not visible	Not Visible		7R

## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1475		PASEO DE MARCIA		1955	Sackley, Stan	Mid-century Modern	Non-contributor		6Z
1484		PASEO DE MARCIA		1954		Mid-century Modern	Non-contributor		6Z
1515		PASEO DE MARCIA		1958		Ranch	Contributor		5D3
1522		PASEO DE MARCIA		1960		Mid-century Modern	Contributor		5D3
1533		PASEO DE MARCIA		1957		Not visible	Not Visible		7R
1560		PASEO DE MARCIA		1954		Mid-century Modern	Contributor		5D3
1094	S	PASEO DE MARCIA		1956		Mid-century Modern	Contributor		5D3
1251	S	PASEO DE MARCIA		1957		Mid-century Modern	Contributor		5D3
3		PINTO	RD	1953		Not visible	Not Visible		7R
5		PINTO	RD	1957		Ranch	Contributor		5D3
1008		SAGEBRUSH	RD	1966		Mid-century Modern	Contributor		5D3
1011		SAGEBRUSH	RD	1954			Not Visible		7R
1040		SAGEBRUSH	RD	1957		Mid-century Modern	Contributor		5D3
1061		SAGEBRUSH	RD	1961		Mid-century Modern	Contributor		5D3
1090		SAGEBRUSH	RD	1959		Mid-century Modern	Contributor		5D3
1095		SAGEBRUSH	RD	1955		Ranch	Contributor		5D3
1124		SAGEBRUSH	RD	1956		Mid-century Modern	Contributor		5D3
1127		SAGEBRUSH	RD	2009		Other	Non-contributor		6Z
1149		SAGEBRUSH	RD	1956		Mid-century Modern	Contributor		5D3
1150		SAGEBRUSH	RD	1958		Mid-century Modern	Contributor		5D3
1166		SAGEBRUSH	RD	1963		Mid-century Modern	Contributor		5D3



## Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1175		SAGEBRUSH	RD	1961		Mid-century Modern	Contributor		5D3
1201		SAGEBRUSH	RD	1983		Other	Non-contributor		6Z
1202		SAGEBRUSH	RD	1958		Mid-century Modern	Contributor		5D3
1240		SAGEBRUSH	RD	1954		Mid-century Modern	Contributor		5D3
1243		SAGEBRUSH	RD	1957		Mid-century Modern	Not Visible		7R
1300		SAGEBRUSH	RD	1966		Mid-century Modern	Contributor		5D3
1325		SAGEBRUSH	RD	1965	Sackley, Stan	Mid-century Modern	Contributor	Featured in <i>Playboy</i> magazine as a "Playboy Pad."	5B
1330		SAGEBRUSH	RD	1957		Mid-century Modern	Non-contributor		6Z
1350		SAGEBRUSH	RD	1954		Mid-century Modern	Not Visible		7R
1365		SAGEBRUSH	RD	1968		Mid-century Modern	Not Visible		7R
1375		SAGEBRUSH	RD	1954		Mid-century Modern	Contributor		5D3
1380		SAGEBRUSH	RD	1958		Mid-century Modern	Contributor		5D3
1401		SAGEBRUSH	RD	1955		Mid-century Modern	Contributor		5D3
1414		SAGEBRUSH	RD	1988		Other	Non-contributor		6Z
1457		SAGEBRUSH	RD	1957		Ranch	Non-contributor		6Z
1480		SAGEBRUSH	RD	1954		Mid-century Modern	Non-contributor		6Z
1495		SAGEBRUSH	RD	1968		Mid-century Modern	Non-contributor		6Z
1517		SAGEBRUSH	RD	1959		Mid-century Modern	Contributor		5D3
1522		SAGEBRUSH	RD	1960		Ranch	Non-contributor		6Z
1552		SAGEBRUSH	RD	1956		Mid-century Modern	Contributor		5D3
1555		SAGEBRUSH	RD	1991		Other	Non-contributor		6Z
1349	S	SAGEBRUSH	RD	1957		Mid-century Modern	Non-contributor	Home to Jerry Lewis in the mid-1960s.	6Z
1462	S	SAGEBRUSH	RD	1996		Other	Non-contributor		6Z
1540	S	SAGEBRUSH	RD	1954		Ranch	Non-contributor		6Z

# Deep Well Ranch Estates Historic District

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## El Rancho Vista Estates

<b>NAME</b>	El Rancho Vista Estates Historic District
<b>ANALYSIS</b>	71 total properties; 48 contributors; 67% contributing
<b>STATUS CODE</b>	3S/3CS/5S3
<b>BOUNDARY DESCRIPTION</b>	El Rancho Vista Estates is bounded by Vista Chino on the north, the south side of Chia Road on the south, North Gene Autry Trail on the east, and the west side of Via Roberto Miguel on the west. This boundary represents Phases I and II of El Rancho Vista Estates, designed by architects Wexler & Harrison.
<b>PHYSICAL DESCRIPTION</b>	El Rancho Vista Estates has a strong sense of time and place. It is composed of one-story, single-family residences designed in the Mid-century Modern architectural style by architects Wexler & Harrison. Wexler & Harrison placed a variety of rooflines including gable, butterfly, and flat throughout the curved streets of the development to give the neighborhood a dynamic architectural cadence. Variations in concrete block pattern were also used to give each house an individual look. The district is characterized by curving streets with sidewalks, landscaped parkways, mature trees, and dramatic rooflines, which give the neighborhood a dynamic appearance.
<b>PERIOD OF SIGNIFICANCE</b>	1960-1964
<b>APPLICABLE CRITERIA</b>	A/1/3, C/3/4,5 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs (1945-1969)
<b>THEME</b>	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
<b>STATEMENT OF SIGNIFICANCE</b>	The El Rancho Vista Estates Historic District is eligible for listing in the National Register, the California Register, and as a local historic district. It is significant under Criterion A/1/3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city, and for its association with important merchant-builder Roy Fey. It is significant under Criterion C/3/4,5 as an excellent and intact collection of Mid-century Modern residential architecture designed by prominent local architects Wexler & Harrison. It is the first residential subdivision designed by the firm.
<b>DEVELOPMENT HISTORY</b>	In 1960 Roy Fey, one of Palm Springs' most prolific developers and builders, looked eastward from the village and established the tract that would become El Rancho Vista Estates (1960-61, Wexler & Harrison). The "Barbara Tract," as it is officially known on the tract maps, was developed in three quick, successive phases from north to south, and included a street named after the developer himself (Avenida Fey). The development sat virtually isolated in the northeastern part of Palm Springs. The potential historic district comprises Phases I and II of the development, reflecting the portion designed by Wexler & Harrison.

	<p>Seeing the potential of what the Alexander Construction Company was doing with modern architecture in housing tracts, Fey engaged the local architecture firm Wexler &amp; Harrison to design homes in El Rancho Vista Estates. The subdivision was the first single-family tract development by Donald Wexler and Richard Harrison in Palm Springs. Similar to the Alexander developments, the architects for El Rancho Vista Estates placed a variety of rooflines including gable, butterfly, and flat throughout the curved streets of the development to give the neighborhood a dynamic architectural cadence. Variations in concrete block pattern were also used to give each house an individual look.</p> <p>Three basic floor plans included three-bedroom/two bath and two-bedroom/two bath versions with family rooms, priced at \$16,995.<sup>1</sup> Buyers also received a “golfing membership in the nearby Ranch Club at no additional cost.”<sup>2</sup> A furnished model home was located at 3200 East Vista Chino—likely the present-day parcel located at the southwest corner of Vista Chino and Via Roberto Miguel. These homes were marketed to Los Angeles residents as part of the “Balanced Power Homes” program by the Southern California Gas Company that positioned the combined use of gas and electric power as less expensive than “All Electric Homes” that were popular in Southern California during the period.<sup>3</sup></p>
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<sup>1</sup> “Classified Ad 15,” *Los Angeles Times*, April 27, 1962, D14.

<sup>2</sup> “Advertisement,” *Desert Sun*, May 7, 1960.

<sup>3</sup> Display Ad 312, *Los Angeles Times*, March 11, 1962, P15.





Context View on Avenida Fey Norte



Context View on Avenida Fey Norte



3395 E. Camino Roios



3472 E. Camino Roios



3666 E. Camino Roios



3452 Avenida Fey Norte



NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3399		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3421		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3452		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3474		AVENIDA FEY NORTE		1961; 2006	Wexler & Harrison	Mid-century Modern	Contributor	3D
3475		AVENIDA FEY NORTE		c. 1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3500		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3511		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3550		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3551		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3576		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3577		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3588		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3589		AVENIDA FEY NORTE		c. 1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3622		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3623		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3667		AVENIDA FEY NORTE		1963	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3690		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3691		AVENIDA FEY NORTE		1959	Wexler & Harrison	Mid-century Modern	Contributor	3D

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3420	E	AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3666	E	AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3395	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3420	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3472	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3477	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3510	E	CAMINO ROJOS		1959	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3552	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3555	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3570	E	CAMINO ROJOS		1959	Wexler & Harrison	Mid-century Modern	Contributor	3D
3573	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3585	E	CAMINO ROJOS			Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3588	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3600	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3607	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3663	E	CAMINO ROJOS			Wexler & Harrison	Mid-century Modern	Contributor	3D
3666	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3694	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3695	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3351	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3352	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3390	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3393	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3440	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3445	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3466	E	PASEO BARBARA		c. 1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3467	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3488	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3489	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3522	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3523	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3555	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3556	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3597	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3598	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3622	E	PASEO BARBARA		c. 1960	Wexler & Harrison	Mid-century Modern	Contributor	3D

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3625	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3663	E	PASEO BARBARA		2002	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3666	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3676	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3677	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
1521		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
1543		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
1552		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Not Visible	7R
1555		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
1565		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
1593		VIA ROBERTO MIGUEL		1964	Wexler & Harrison	Mid-century Modern	Contributor	3D
1594		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
1622		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	No style	Non-contributor	6Z
1627		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
1633		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Not Visible	7R
1659		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
1673		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D

# El Rancho Vista Estates Historic District

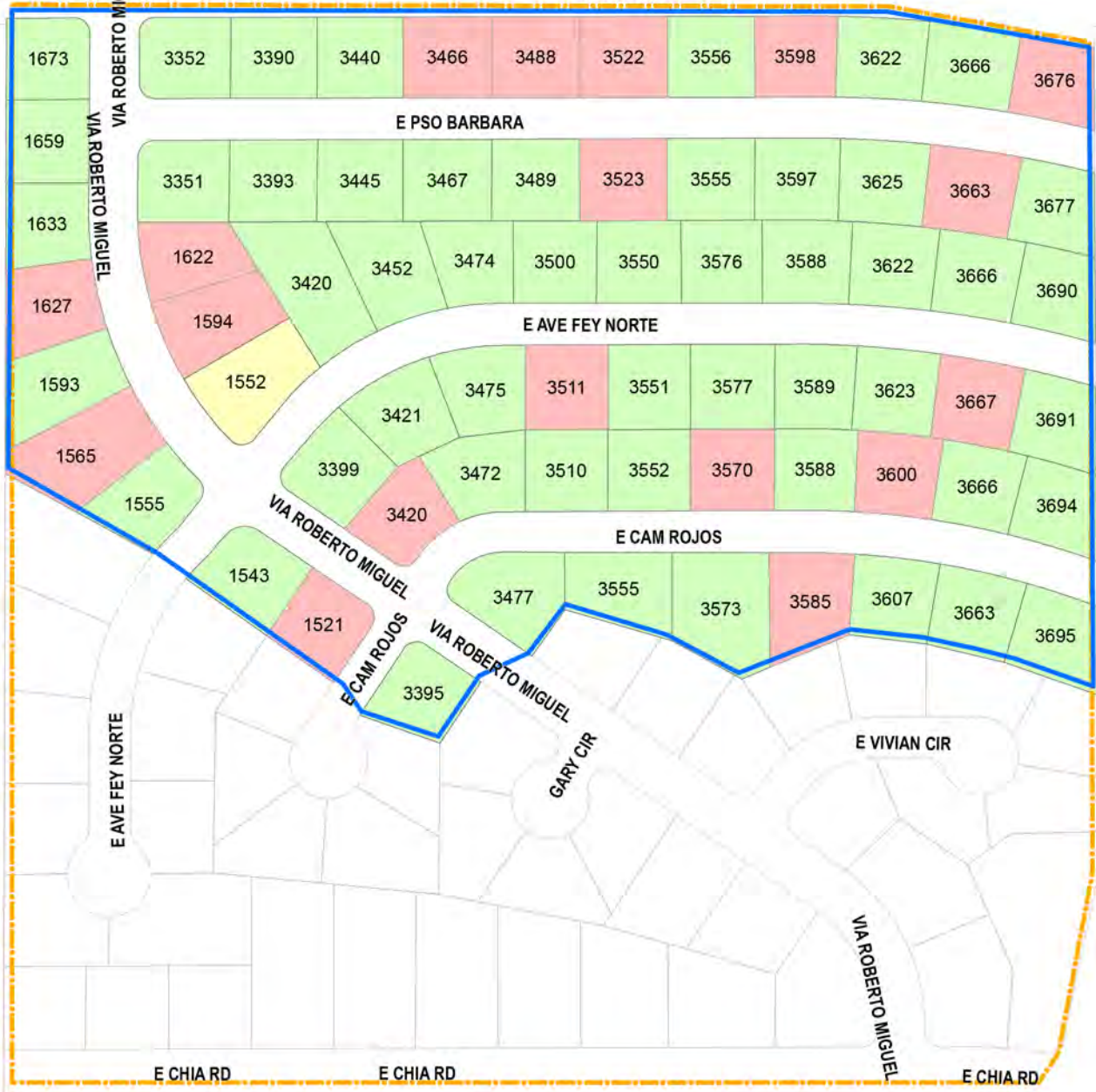
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## LEGEND

-  CONTRIBUTOR
-  NON-CONTRIBUTOR
-  NOT VISIBLE
-  INDIVIDUALLY ELIGIBLE
-  DISTRICT BOUNDARY
-  TRACT BOUNDARY





# Las Palmas Summit

<b>NAME</b>	Las Palmas Summit Historic District
<b>ANALYSIS</b>	20 total properties; 15 contributors; 75% contributing
<b>STATUS CODE</b>	5S3
<b>AGUA CALIENTE INDIAN RESERVATION</b>	Yes; Located in the Agua Caliente Indian Reservation Section 10
<b>BOUNDARY DESCRIPTION</b>	Las Palmas Summit is bounded by the north side of Capistrano Court and the south side of Dolores Court on the north, the west side of Los Robles Drive on the west, Via Vadera on the south, and the east side of Capistrano Court and Friar Court on the east. This boundary encompasses the original tract boundary.
<b>PHYSICAL DESCRIPTION</b>	Las Palmas Summit is a small development immediately adjacent to Vista Las Palmas. The district is composed of a single north-west street and two cul-de-sacs. The district is characterized by shallow setbacks and mature palm trees; there are no sidewalks. Residences in the district are one-story, designed in the Mid-century Modern and Ranch architectural styles.
<b>PERIOD OF SIGNIFICANCE</b>	1962-1963
<b>APPLICABLE CRITERIA</b>	Local Criterion 3,4,5 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs (1945-1969)
<b>THEME</b>	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
<b>STATEMENT OF SIGNIFICANCE</b>	The Las Palmas Summit Historic District is eligible for local designation as a historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city. It is significant under local Criterion 4/5 as a good and intact collection of Mid-century Modern and Ranch-style residential architecture designed by architect Charles E. DuBois.
<b>DEVELOPMENT HISTORY</b>	In October of 1962, Las Palmas Summit a tract of twenty homes including the, was developed by Alexander Construction Company partner Joseph C. Dunas. Advertisements for the homes differentiated them from other Palm Springs offerings by evoking popular culture's increasing interest in Hawaii as a vacation destination: "Where island living meets desert living, the "all seasons" home designed for year round living." Sales agent, "Aloha-Bob Paine" was on hand to provide "Hawaiian Hospitality." <sup>1</sup> According to author James R. Harlan, 1211 Los Robles was likely the model home for the development. <sup>2</sup>

<sup>1</sup> "Aloha Las Palmas Summit Ad," *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

<sup>2</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 34.



Context View on Capistrano Ct



Context View on Los Robles Dr.



1050 Capistrano Ct.



1269 Los Robles Dr.



1287 Los Robles Dr.



1325 Los Robles Dr.

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1021		CAPISTRANO	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1032		CAPISTRANO	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1045		CAPISTRANO	CT	1962	Dubois, Charles E.	Ranch	Contributor		Yes	10	5D3
1050	W	CAPISTRANO	CT	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1077	W	CAPISTRANO	CT	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1111		DOLORES	CT	1973			Non-contributor		Yes	10	6Z
1133		DOLORES	CT	1962	Dubois, Charles E.	Mid-century Modern	Non-contributor		Yes	10	6Z
1010		FRIAR	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1015		FRIAR	CT	1963	Dubois, Charles E.	Ranch	Non-contributor		Yes	10	6Z
1022		FRIAR	CT	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1033		FRIAR	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1210		LOS ROBLES	DR	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1211		LOS ROBLES	DR	1963	Dubois, Charles E.	Ranch	Not visible	Model home per James R. Harlan, <i>The Alexanders: A Desert Legacy</i>	Yes	10	7R
1257		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1269		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1270		LOS ROBLES	DR	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1287		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1325		LOS ROBLES	DR	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1354		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1020		VIA VADERA		1963	Dubois, Charles E.	Mid-century Modern	Non-contributor		Yes	10	6Z

# Las Palmas Summit Historic District

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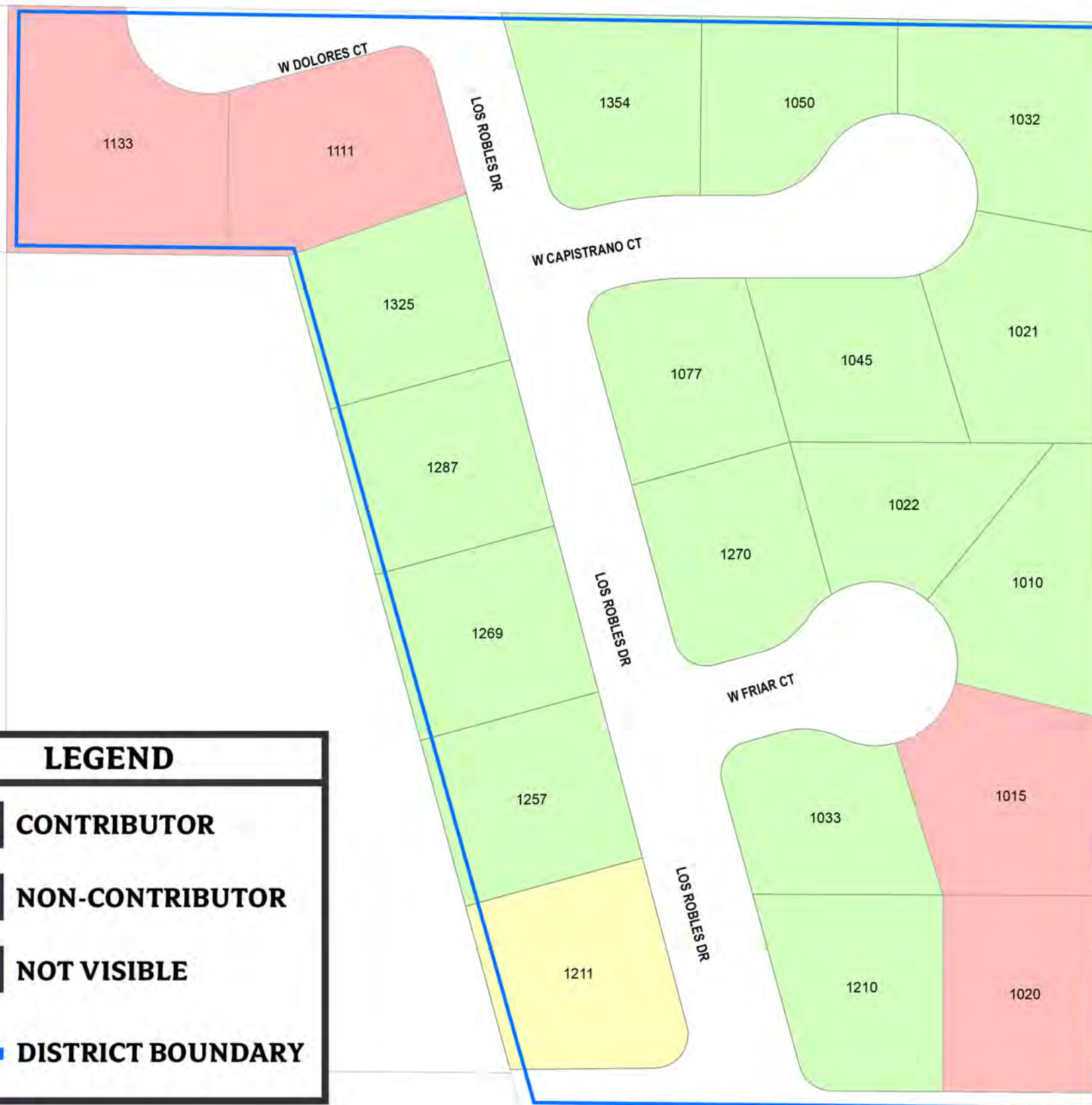
**LEGEND**

CONTRIBUTOR

NON-CONTRIBUTOR

NOT VISIBLE

DISTRICT BOUNDARY





## Racquet Club Road Estates

<b>NAME</b>	Racquet Club Road Estates Historic District
<b>ANALYSIS</b>	401 total properties; 169 contributors; 42% contributing
<b>STATUS CODE</b>	5S3
<b>AGUA CALIENTE INDIAN RESERVATION</b>	Yes; Located in the Agua Caliente Indian Reservation Section 2
<b>BOUNDARY DESCRIPTION</b>	Racquet Club Road Estates is bounded by Francis Drive and the north side of Lindsey Drive to the north, the south side of Glen Circle, Racquet Club Road, and Via Escuela to the south, Avenida Caballeros south of Racquet Club Road, and Aurora Drive north of Racquet Club Road; the western boundary extends almost to Indian Canyon Drive. This boundary encompasses each of the Racquet Club Road Estates tract's six phases of development.
<b>PHYSICAL DESCRIPTION</b>	Racquet Club Road Estates evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. Racquet Club Road Estates features a series of streets and cul-de-sacs of 100-foot wide lots. Homes in the district are post-and-beam construction in the Mid-century Modern style. Five different rooflines (butterfly, gable, low-pitch gable, side-gable, and flat) incorporated a street-facing carport and breezeway into the design, creating a series of long, low horizontal elevations to the street. Specific combinations of floor plan and roofline were laid out on each parcel.
<b>PERIOD OF SIGNIFICANCE</b>	1959-1962
<b>APPLICABLE CRITERIA</b>	Local Criterion 3,4,5 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs (1945-1969)
<b>THEME</b>	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
<b>STATEMENT OF SIGNIFICANCE</b>	Racquet Club Road Estates (or a distinct portion) may be eligible for local designation as a historic district. Although the tract overall has a low percentage of contributors at 42%, Racquet Club Road Estates maintains a strong sense of time and place. It is significant under local Criterion 3 as the largest Palm Springs development by the Alexander Construction Company, who played a significant role in the development of Palm Springs after the war. It is significant under local Criterion 4/5 for its Mid-century Modern architecture designed by the prominent firm Palmer & Krisel.
<b>DEVELOPMENT HISTORY</b>	Racquet Club Road Estates was, by far, the largest Palm Springs development by the Alexander Construction Company. The irregularly-shaped development, punctuated by Victoria Park and a school, was first developed at the northwest end, then the southeast, then the southwest, and finishing in the summer of 1960 to the northeast – just in time for the beginning of the 1960-61 season. The Alexanders turned to Palmer & Krisel for



	<p>the Mid-century Modern post-and-beam designs. In the sales brochure, they were billed as the “nationally famous architectural firm of Palmer &amp; Krisel.”<sup>1</sup> Of course, proximity to the legendary Racquet Club and views of the mountains were also key selling points.</p> <p>Using the super-efficient square plan, Krisel devoted the full expanse of the rear of the plan to living and dining space and moved the kitchen to the center of the plan. According to author James Harlan, two basic floor plans were used at the development and two additional plans were experimented with and abandoned.<sup>2</sup> A later marketing brochure for the development shows a plan with a kitchen now integrated into the living-dining space at the rear of the plan.</p> <p>Five different rooflines (butterfly, gable, low-pitch gable, side-gable, and flat) incorporated a street-facing carport and breezeway into the design creating a series of long, low horizontal elevations to the street. Clerestory windows captured mountain views to the west. Palmer &amp; Krisel laid out the specific combinations of floor plan and roofline on each parcel for maximum privacy, views, and to maintain an engaging visual architectural cadence from the street.</p> <p>Model homes for the development included 325 Francis Drive and 289 Racquet Club Road (Palmer &amp; Krisel architects, interiors by Arthur Elrod, landscape design by Don Crabtree). Sales were brisk and a marketing brochure for later phases of the development read, “Here your neighbors will number among them world famous personalities in the entertainment, business and professional world – people who have complete freedom of choice.”<sup>3</sup></p> <p>Racquet Club Estates received national attention in the architectural trade press with a feature in the June 1961 issue of <i>House and Home</i>. The development also earned several awards, including the National Home Builders Association Award of Merit, 1961.</p>
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<sup>1</sup> Racquet Club Estates Sales Brochure, [www.racquetclubestates.com](http://www.racquetclubestates.com) (accessed January 2015).

<sup>2</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 38.

<sup>3</sup> Racquet Club Road Estates Brochure, Private Collection of Donna Sherwood. [www.racquetclubestates.com](http://www.racquetclubestates.com) (accessed January 10, 2011).



Context View on E. Spencer



400 S Glen Cir.



2398 N. Starr Rd.



2154 George Dr.



970 E Racquet Club Rd.



2131 N. Roberto Dr.

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2333		ACE	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2334		ACE	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2360		ACE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
1080	E	ADOBE	WAY	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1102	E	ADOBE	WAY	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
1150	E	ADOBE	WAY	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1155	E	ADOBE	WAY	1962	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
1187	E	ADOBE	WAY	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1188	E	ADOBE	WAY	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
600		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
605		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
650		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
651		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
666		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
679		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
680		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
697		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
717		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
750		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
753		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
783		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
784		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
809		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
837		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
840		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
891		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
909		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
971		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2111		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2125		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2149		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2217		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2251		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2311		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2349		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2391		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
2415		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2453		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
2475		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2510	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2536	N	AVENIDA CABALLEROS		1962	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2552	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2572	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2590	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2610	N	AVENIDA CABALLEROS		c. 2014		Non-contributor		Yes	2	6Z
2622	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2650	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2696	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2730	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2786	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2792	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2808		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2811		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2832		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2839		DAVIS	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2870		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2889		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2918		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2929		DAVIS	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2970		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2981		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
309		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
315		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3



NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
320		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
387		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
388		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
406		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
421		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
465		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
471		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
480		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
515		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
575		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
576		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
420		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
520		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
307		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
321		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
322		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
385		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
388		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
402		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
403		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
444		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
461		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
475		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
484		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
506		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
511		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
578		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
579		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2311		DUANE	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2312		DUANE	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2340		DUANE	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2341		DUANE	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2366		DUANE	RD	1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
2384		DUANE	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
791		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
801		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
829		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
889		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor		Yes	2	6Z
925		FRANCIS	DR	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
969		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1033		FRANCIS	DR	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
1077		FRANCIS	DR	1961	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
1105		FRANCIS	DR	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
1163		FRANCIS	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1191		FRANCIS	DR	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
325	E	FRANCIS	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
377	E	FRANCIS	DR	1959	Palmer & Kriel	Non-contributor	Flat	Yes	2	6Z
419	E	FRANCIS	DR	1959	Palmer & Kriel	Non-contributor	Front gable	Yes	2	6Z
455	E	FRANCIS	DR	1959	Palmer & Kriel	Non-contributor	Front gable	Yes	2	6Z
483	E	FRANCIS	DR	1959	Palmer & Kriel	Contributor	Flat	Yes	2	5D3
505	E	FRANCIS	DR	1959	Palmer & Kriel	Non-contributor	Front gable	Yes	2	6Z
589	E	FRANCIS	DR	1959	Palmer & Kriel	Non-contributor		Yes	2	6Z
805		GARDEN	RD	1960	Palmer & Kriel	Non-contributor	Front gable	Yes	2	6Z
810		GARDEN	RD	1960	Palmer & Kriel	Contributor	Side gable	Yes	2	5D3
845		GARDEN	RD	1960	Palmer & Kriel	Contributor	Front gable	Yes	2	5D3
862		GARDEN	RD	1960	Palmer & Kriel	Contributor	Butterfly	Yes	2	5D3
891		GARDEN	RD	1960	Palmer & Kriel	Non-contributor	Flat	Yes	2	6Z
914		GARDEN	RD	1960	Palmer & Kriel	Non-contributor	Flat	Yes	2	6Z
915		GARDEN	RD	1960	Palmer & Kriel	Contributor	Side gable	Yes	2	5D3
969		GARDEN	RD	1960	Palmer & Kriel	Contributor	Butterfly	Yes	2	5D3
980		GARDEN	RD	1961	Palmer & Kriel	Non-contributor	Front gable	Yes	2	6Z
52		GEM	CIR	1962	Palmer & Kriel	Contributor	Butterfly	Yes	2	5D3
53		GEM	CIR	1962	Palmer & Kriel	Contributor	Front gable	Yes	2	5D3
54		GEM	CIR	1962	Palmer & Kriel	Non-contributor	Front gable	Yes	2	6Z
55		GEM	CIR	1962	Palmer & Kriel	Not visible	Butterfly	Yes	2	6Z
56		GEM	CIR	1962	Palmer & Kriel	Non-contributor	Side gable	Yes	2	6Z
2107		GEORGE	DR	1959	Palmer & Kriel	Non-contributor	Front gable	Yes	2	6Z
2108		GEORGE	DR	1959	Palmer & Kriel	Contributor	Front gable	Yes	2	5D3
2117		GEORGE	DR	1959	Palmer & Kriel	Not visible	Butterfly	Yes	2	6Z
2118		GEORGE	DR	1959	Palmer & Kriel	Contributor	Butterfly	Yes	2	5D3
2126		GEORGE	DR	1959	Palmer & Kriel	Contributor	Front gable	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2129		GEORGE	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2154		GEORGE	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2155		GEORGE	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2171		GEORGE	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2172		GEORGE	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
312	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
352	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
360	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
379	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
380	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
408	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
409	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
443	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
444	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
483	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
490	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
512	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
555	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
311	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
345	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
371	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
384	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z

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389	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
400	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
401	S	GLEN	CIR	1959	Palmer & Krisel	Not visible	Side gable	Yes	2	6Z
440	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
461	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
488	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
491	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
554	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
577	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
811		GRACE	CIR	1960	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
814		GRACE	CIR	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
859		GRACE	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
860		GRACE	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
911		GRACE	CIR	1960	Palmer & Krisel	Not visible	Front gable	Yes	2	6Z
914		GRACE	CIR	1961	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
944		GRACE	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
969		GRACE	CIR	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
812		JANET	CIR	1960	Palmer & Krisel	Not visible	Flat	Yes	2	6Z
813		JANET	CIR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
888		JANET	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
889		JANET	CIR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
914		JANET	CIR	1961	Palmer & Krisel	Not visible	Front gable	Yes	2	6Z
915		JANET	CIR	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z



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945		JANET	CIR	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
946		JANET	CIR	1961	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2535		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2550		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2553		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2575		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2578		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2587		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2590		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2605		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2616		KITTYHAWK	DR	c. 1962	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2631		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2644		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2653		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2666		KITTYHAWK	DR	1962	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2681		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3

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2690		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2745		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2793		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
327		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
381		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
390		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
404		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
407		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
450		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
455		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
488		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
489		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
503		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
504		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
581		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
303		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
326		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
580		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
320		LINDSEY	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
374		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z

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410		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
454		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
500		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
566		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
482		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
590		LINDSEY	DR	2001		Non-contributor		Yes	2	6Z
57		LUNA	CIR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
58		LUNA	CIR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
59		LUNA	CIR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
60		LUNA	CIR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
61		LUNA	CIR	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2545		MCCARN	RD	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2551		MCCARN	RD	1960	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2570		MCCARN	RD	1961	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z
2573		MCCARN	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2603		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2626		MCCARN	RD	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2627		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2650		MCCARN	RD	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2659		MCCARN	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2671		MCCARN	RD	1960	Palmer & Krisel	Contributor		Yes	2	5D3
2692		MCCARN	RD	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2695		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2785		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2602	N	MCCARN	RD	1961	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2733	N	MCCARN	RD	1960	Palmer & Krisel	Contributor	Flat	Yes	2	6Z
2233		MILBEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2290		MILBEN	CIR	1959	Palmer & Krisel	Not visible		Yes	2	6Z

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1083		PADUA	WAY	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1115		PADUA	WAY	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
1154		PADUA	WAY	1962	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
1155		PADUA	WAY	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1170		PADUA	WAY	1962	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
1177		PADUA	WAY	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
841		RACQUET CLUB	RD	1987 (tax assessor); c. 1960 (visual observation)	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
289	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
301	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
302	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
385	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
386	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
411	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
412	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
438	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
439	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
490	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
491	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
515	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z

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516	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
565	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
566	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
585	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
595	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
601	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
655	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
675	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
703	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
757	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
795	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
796	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
805	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
806	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
844	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
896	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
897	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
910	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
915	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
970	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
1050	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
1082	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1100	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1154	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Not visible	Side gable	Yes	2	6Z
1186	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z
2105	N	ROBERTO	DR	1998		Non-contributor		Yes	2	6Z
2106	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2130	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2131	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2160	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2169	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2184	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2189	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2190	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2195	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2332		ROCK	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2335		ROCK	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2378		ROCK	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
603		SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
755		SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
889		SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z



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600	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
653	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
656	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
681	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
688	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
712	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
715	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
724	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
766	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
781	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
792	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
797	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
810	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
835	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
850	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
888	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2411		STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2101	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2110	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2186	N	STARR	RD	2005		Non-contributor		Yes	2	6Z
2272	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2294	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2310	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2332	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2370	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2398	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2410	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2500	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2522	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2544	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2560	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2590	N	STARR	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2610	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2636	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2652	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2680	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2696	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2730	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2788	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2812	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2815	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2841	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2842	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2888	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2895	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3

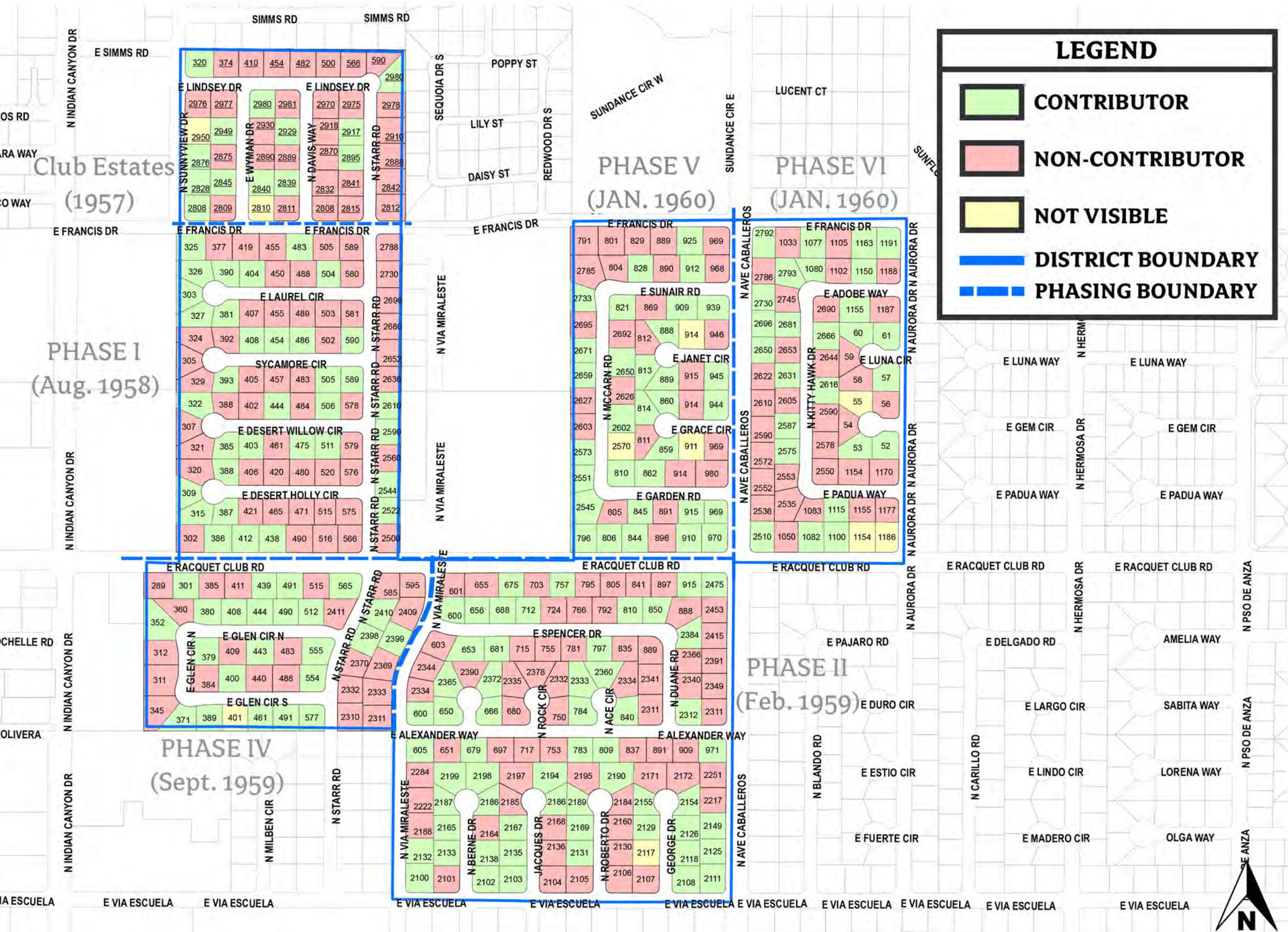
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2910	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2917	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2975	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2978	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2980	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
804		SUNAIR	RD	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
821		SUNAIR	RD	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
828		SUNAIR	RD	1960	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
869		SUNAIR	RD	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
890		SUNAIR	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
909		SUNAIR	RD	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
912		SUNAIR	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
939		SUNAIR	RD	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
968		SUNAIR	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2808		SUNNY VIEW	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2828		SUNNY VIEW	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2876		SUNNY VIEW	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2950		SUNNY VIEW	DR	1959	Palmer & Krisel	Not visible	Flat	Yes	2	6Z
2976		SUNNY VIEW	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
305		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
324		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
329		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
392		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
393		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
405		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front	Yes	2	6Z
408		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
454		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Front	Yes	2	5D3
457		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
483		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
486		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
502		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front	Yes	2	6Z
505		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
589		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
590		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2365		TRAIL	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2372		TRAIL	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2390	N	TRAIL	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2333	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2334	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2344	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2369	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2399	N	VIA MIRALESTE		1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2409	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2809		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2840		WYMAN	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2845		WYMAN	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2875		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2890		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2930		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2949		WYMAN	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2977		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2980		WYMAN	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2810	E	WYMAN	DR	1959	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z



# Racquet Club Road Estates Historic District

**App D - 53**





## Sunmor Estates/Enchanted Homes

<b>NAME</b>	Sunmor Estates/Enchanted Homes Historic District
<b>ANALYSIS</b>	157 total properties; 98 contributors; 62% contributing
<b>STATUS CODE</b>	5S3
<b>BOUNDARY DESCRIPTION</b>	The Sunmor Estates/Enchanted Homes Historic District comprises two neighboring tracts. The boundaries of the district are E. Amado Road and the north side of E. Plaimor Avenue to the north, Andreas Road to the south, the east side of Airline Drive to the east, and the east side of N. Sunset Way to the west. This boundary encompasses the original tract boundaries for Sunmor Estates and Enchanted Homes.
<b>PHYSICAL DESCRIPTION</b>	The Sunmor Estates/Enchanted Homes Historic District evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. The tract was designed in the Mid-century Modern architectural style with homes featuring multiple roof designs (flat, shed, butterfly, and low-pitch gable) and exterior materials such as stone and concrete block. Mature palm trees and shallow setbacks characterize the district. It also features several "Tie Down" or hardstand stations for aircrafts associated with World War II.
<b>PERIOD OF SIGNIFICANCE</b>	1955-1959
<b>APPLICABLE CRITERIA</b>	Local Criterion 3,4,5 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs (1945-1969)
<b>THEME</b>	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
<b>STATEMENT OF SIGNIFICANCE</b>	The Sunmor Estates/Enchanted Homes Historic District is eligible for designation as a local historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city, and for its association with the Alexander Construction Company. It is significant under local Criterion 4/5 for its Mid-century Modern architecture designed by the prominent firms of Wexler & Harrison (in the original Sunmor tract).
<b>DEVELOPER</b>	A.R. Simon and Merrill Brown (Sunmor Estates); Alexander Construction Company (Enchanted Homes)
<b>ARCHITECT</b>	Wexler & Harrison (Sunmor Estates)
<b>DEVELOPMENT HISTORY</b>	During WWII, the area now occupied by Sunmor Estates was part of the Palm Springs Army Airfield as a site for several "Tie Down" or hardstand stations for aircraft. <sup>1</sup> In 1955 the local Sands Realty and Development Corporation consisting of Abram Robert (A.R.) Simon and Merrill Brown subdivided the first phase of Sunmor Estates, a 55-parcel tract

<sup>1</sup> Historic Site Preservation Board #40 Plaque.



	<p>including the eastern portion of Playmor Avenue and Livmor Avenue, Morsun Circle, and Arline Drive.<sup>2</sup> Simon was a realtor in the city and Merrill Brown was a Judge in the Indio Superior Court.<sup>3</sup></p> <p>The vision for Sunmor Estates appears to have been much larger than the reality. <i>The Los Angeles Times</i> reports the venture as a “\$50,000 project.”<sup>4</sup> The July-August issue of the <i>Villager</i> describes the development as 213-acres, and the tract map refers to the area as “Sunmor Estates No. 1;” however, no subsequent tracts were ever registered. A 1955 <i>Villager</i> advertisement identifies areas of planned future construction north of Tahquitz Canyon (formerly McCallum Way) almost as far west as Sunrise Way; and south of Tahquitz Canyon as far south as Ramon Road. Yet only the initial twenty acres were built out, and Simon’s plan to follow the initial 55 homes with 100 more was never realized.<sup>5</sup> Sunmor Estates was notable for its paved streets and rolled curbs, which were not standard in Palm Springs developments subdivided before the war. Sunmor Estates was envisioned by A.R. Simon as part of a combination residential and commercial development with a modern, \$10,000,000, 22-acre landscaped pedestrian mall and shopping center at Tahquitz Canyon and Ferrell Drive.<sup>6</sup></p> <p>Local builder Robert “Bob” Higgins was engaged to build “a neighborhood of affordable modernist tract homes.”<sup>7</sup> Sunmor Estates included two-, three-, and four-bedroom plans.<sup>8</sup> According to the <i>Palm Springs Villager</i>, Wexler &amp; Harrison designed the Mid-century Modern-style homes.<sup>9</sup> The post-and beam homes featured colored rock roofs, extra-wide overhangs, large expanses of glass and sliding glass doors, and large covered patios.<sup>10</sup> Simon fought the City of Palm Springs to be able to plant and maintain palm trees in the Sunmor Estates tract, and eventually won.</p> <p>Although Sunmor Estates was clearly envisioned as a series of tract homes, ads tout the houses as “individually designed and decorated.”<sup>11</sup> Ads also suggest that the developers were willing to sell unimproved property in the subdivision. In 1957, the Sunmor Estates property was sold to fellow developers George and Robert Alexander of the Alexander</p>
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<sup>2</sup> Although Sunmor Estates is often colloquially referred to as including The Alexander Company houses developed as the Enchanted Homes tract, this sub-theme refers only to the original Sunmor Estates homes.

<sup>3</sup> Judge Merrill Brown would later be one of three judges criticized for the handling of Agua Caliente lands in the late 1960s, “Equal Rights for Agua Caliente Indians Asked,” *Los Angeles Times*, June 1, 1968, B1.

<sup>4</sup> “Palm Springs Home Project,” *Los Angeles Times*, June 26, 1955, F15.

<sup>5</sup> “Palm Springs Home Project,” *Los Angeles Times*, June 25, 1955, F15.

<sup>6</sup> “Center Planned at Resort City,” *Los Angeles Times*, August 17, 1958, F12.

<sup>7</sup> Sunmor Neighborhood, [www.sunmorestates.com/#!about/cjn9](http://www.sunmorestates.com/#!about/cjn9) (accessed December 5, 2014).

<sup>8</sup> Additional research is needed to confirm the number of models, plans, and layout of the development.

<sup>9</sup> *Palm Springs Villager*, July-August, 1955.

<sup>10</sup> Sunmor Estates Advertisement, *Palm Springs Villager*, October, 1955, 4.

<sup>11</sup> Sunmor Estates Advertisement, *Palm Springs Villager*, September, 1955, 9.

	<p>Construction Company; the property became part of the Alexander's adjacent Enchanted Homes tracts (subdivided in 1957).<sup>12</sup></p> <p>The Enchanted Homes tract is located within the former Sunmor Estates which the Alexanders purchased from Sunmor developer A.R. Simon. It included three phases of Alexander development between December 1957 and February 1958. Phase one included the parcels along Andres Road and the four cul-de-sacs plus parcels to the east of Easmor Circle and along Farrell Drive north of Andreas Road. Phase two is bordered by Amado Road on the north, Andreas Road to the south, Farrell Drive to the east and Orchid Tree Lane to the West. Phase three is bordered by Amado Road on the north, Andreas Road on the South, Orchid Tree Lane on the east and Sunset Way on the west.</p> <p>Although sources have attributed these homes to Palmer and Krisel,<sup>13</sup> the <i>Desert Sun</i> attributes phases two and three of this development to Richard R. Leitch (1922-2008).<sup>14</sup> Krisel recalls designing the preliminary drawings for the homes, but Alexander Company executive Joe Dunas later removed him from the project.<sup>15</sup> According to Krisel, the project was turned over to architect Anton Dalu (who was working in the Palm Springs area at the time as documented by the <i>Los Angeles Times</i>). Dalu's involvement cannot be verified at this time. These Mid-century Modern style post-and-beam homes also featured multiple roof designs (flat, shed, butterfly, and low-pitch gable) and exterior materials such as stone and concrete block. A model home for the development is located at 2866 Livmor Avenue.</p> <p>These two tracts were evaluated as a single district due to the nature of their development; Wexler &amp; Harrison's original designs for Sunmor are interspersed with subsequent models designed for Enchanted Homes, effectively combining the two tracts into one, larger development.</p>
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<sup>12</sup> In his book *The Alexanders*, James R. Harlan refers to the Alexander development here as Sunmor Estates, rather than its official tract name Enchanted Homes. There is currently no evidence that the Alexanders ever marketed them under the Sunmor name.

<sup>13</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 44.

<sup>14</sup> "Hold Open House for New Enchanted Homes Grouping," *Desert Sun*, May 22, 1958, 7.

<sup>15</sup> Email from William Krisel to Chris Menrad, January 2016.



206 N. Airplane Dr.



2980 Plaimor Dr.



260 N. Airplane Dr.



220 Morsun Cir.



238 N. Burton Way



216 Monterey Rd

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
204		AIRLANE	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
205		AIRLANE	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
206		AIRLANE	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
207		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
212		AIRLANE	DR	1959		Mid-century Modern	Non-contributor	Unknown plan; does not match floorplan for the Palmer & Krisel or	6Z
214		AIRLANE	DR	1956		Mid-century Modern	Non-contributor		6Z
215		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
226		AIRLANE	DR	1956	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
227		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
234		AIRLANE	DR	2011		Other	Non-contributor		6Z
235		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
260		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
206		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
209		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
220		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
221		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
227		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
238		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
239		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
250		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
267		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
268		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
284		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
287		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
298		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
299		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
226		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
251		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
235		EASMOR	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
247		EASMOR	CIR	1958		Mid-century Modern	Non-contributor		6Z
255		EASMOR	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
265		EASMOR	CIR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
271		EASMOR	CIR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z



NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
222		EASMOR	CIR	1956		Mid-century Modern	Contributor		5D3
210		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
220		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
221		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
236		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
242		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
254		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
259		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
275		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
201		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
215		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
233		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
241		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
266		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
270		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
293		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
215		HELENA	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
216		HELENA	CIR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
233		HELENA	CIR	c. 1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
234		HELENA	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
211		JILL	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
212		JILL	CIR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
222		JILL	CIR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
223		JILL	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
206		LESLIE	CIR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
207		LESLIE	CIR	1958	Wexler & Harrison	Mid-century Modern	Not Visible		7R
210		LESLIE	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
215		LESLIE	CIR	1958		Mid-century Modern	Not Visible		7R
2639	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2680	E	LIVMOR	AVE	1958	Wexler & Harrison, attr.	Mid-century Modern	Contributor		5D3
2685	E	LIVMOR	AVE	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
2705	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
2721	E	LIVMOR	AVE	1958		Mid-century Modern	Non-contributor		6Z
2722	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2740	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2749	E	LIVMOR	AVE	1957		Mid-century Modern	Non-contributor		6Z
2766	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2777	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2795	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2821	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2833	E	LIVMOR	AVE	1957		Mid-century Modern	Non-contributor		6Z
2840	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2850	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2865	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2866	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2970	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2987	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2991	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
201		LOUELLA	RD	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
202		LOUELLA	RD	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
209		LOUELLA	RD	1960		Mid-century Modern	Non-contributor		6Z
210		LOUELLA	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
215		LYN	CIR	1958	Wexler & Harrison	Mid-century Modern	Not Visible		7R
216		LYN	CIR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
230		LYN	CIR	1958		Mid-century Modern	Non-contributor		6Z
231		LYN	CIR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
202		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
203		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
216		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
217		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
222		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
223		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
232		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
235		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
247		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
266		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
271		MONTEREY	RD			Mid-century Modern	Non-contributor		6Z
280		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
285		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
292		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
297		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
244		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
215		MORSUN	CIR	1958		Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
219		MORSUN	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
220		MORSUN	CIR	1955		Mid-century Modern	Contributor		5D3
204		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
205		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
218		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
219		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
225		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
236		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
237		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
248		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
249		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
264		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
265		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
282		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
283		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
295		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
296		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
224		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
2701		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2702		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2719		PLAIMOR	AVE	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
2737		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2738		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2761		PLAIMOR	AVE	c. 1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3



NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
2762		PLAIMOR	AVE	c. 1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2780		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2787		PLAIMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2810		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2825		PLAIMOR	AVE	1963		Mid-century Modern	Non-contributor	Constructed in 1963; does not	6Z
2835		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2836		PLAIMOR	AVE	1958		Mid-century Modern	Non-contributor		6Z
2868		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2912		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2927		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2928		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2980		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2720		PLAIMOR	AVE	1959		Mid-century Modern	Non-contributor		6Z
2880		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
212		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
230		SUNSET	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
252		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
266		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
278		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
282		SUNSET	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
286		SUNSET	WAY	1957	Wexler & Harrison	Mid-century Modern	Contributor		5D3
294		SUNSET	WAY	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
212	N	SYBIL	RD	1956		Mid-century Modern	Non-contributor		6Z
224	N	SYBIL	RD	1956	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
225	N	SYBIL	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
245	N	SYBIL	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
246	N	SYBIL	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3

# Sunmor Estates Enchanted Homes Historic District

### LEGEND

CONTRIBUTOR

NON-CONTRIBUTOR

NOT VISIBLE

INDIVIDUALLY ELIGIBLE

DISTRICT BOUNDARY

TRACT BOUNDARY



## Twin Palms Estates

<b>NAME</b>	Twin Palms Estates Historic District
<b>ANALYSIS</b>	66 total properties; 40 contributors; 60% contributing
<b>STATUS CODE</b>	3S/3CS/5S3
<b>AGUA CALIENTE INDIAN RESERVATION</b>	Yes; Located in the Agua Caliente Indian Reservation Section 26
<b>BOUNDARY DESCRIPTION</b>	The Twin Palms Estates Historic District is bounded by the south side of E. Twin Palms Drive on the north, the south side of La Jolla Road on the south, the west side of Aquanetta Drive on the west, and the east side of Caliente Road on the east.
<b>PHYSICAL DESCRIPTION</b>	The Twin Palms Estates Historic District evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. The district is composed of one-story, single-family residences in the Mid-century Modern style. The designs employed a variety of rooflines, including butterfly, gable, and flat, to give the neighborhood a dynamic architectural cadence. The landscape design for the tract included several varieties of palm trees.
<b>PERIOD OF SIGNIFICANCE</b>	1957-1958
<b>APPLICABLE CRITERIA</b>	A/1/3, C/3/4,5 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs (1945-1969)
<b>THEME</b>	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
<b>STATEMENT OF SIGNIFICANCE</b>	The Twin Palms Estates Historic District is eligible for listing in the National Register, the California Register, and as a local historic district. It is significant under Criterion A/1/3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city. It is the first residential development in Palm Springs by the Alexander Construction Company. It is significant under Criterion C/3/4,5 as an excellent and intact collection of Mid-century Modern residential architecture designed by prominent architects Palmer & Krisel. William Krisel also served as the landscape architect for the project.
<b>DEVELOPMENT HISTORY</b>	The first Alexander Construction Company residential development in Palm Springs was Twin Palms Estates (a.k.a. Smoke Tree Valley Estates, El Camino Estates, and Royal Desert Estates). Twin Palms Estates was subdivided in 1955; the homes were constructed between 1957 and 1958 and designed by the architectural firm Palmer & Krisel. Krisel also served as the landscape architect for the development. <sup>1</sup> Sited on 10,000 square foot lots and assembled on 40 x 40 foot concrete pads the tract of more than ninety homes was built in three phases: the first two in the Twin Palms Estates I and II tracts and the

<sup>1</sup> Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954.

	<p>third comprised 19 houses in the middle of the adjacent El Camino Tract in 1957.<sup>2</sup> Two variations (plans A and B) on essentially one square floor plan with a utility core at the center were offered; exterior options included several Mid-century Modern designs with several different rooflines (butterfly, gable, and flat). This provided construction efficiency, the appearance of individuality for the buyer, and an engaging visual architectural cadence for the streetscape of the neighborhood.<sup>3</sup></p> <p>The square floor plan was key to Palmer &amp; Krisel's economical work for the Alexanders in Palm Springs. After visiting a concrete tradesman, Krisel learned that a flat slab with only four corners would be the least expansive to construct. Although his Los Angeles designs were rectangles, Krisel remembers, "'When I went to Palm Springs they became squares. Square was more efficient than a rectangle because it encompassed more square footage with the least amount of perimeter with four corners.'" <sup>4</sup> Twin Palms received national recognition in the architectural trade press. It was lauded by <i>Progressive Architecture</i> in March of 1958 for artfully addressing the profession's issues with much postwar tract home design by flopping the plans, and using variations in orientation and fenestration to "...consciously minimize the tract look."<sup>5</sup></p>
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<sup>2</sup> This number comes from the Harlan book and appears to include a branch of another tract.

<sup>3</sup> Sian Winship, "Quality and Quantity: Architects Working for Developers in Southern California, 1960-1973 (MHP Thesis, University of Southern California, 2011), 192. This technique was a classic feature of Palmer & Krisel-designed developments, including Midland La Mirada (1955) in Fullerton, California that won the National Association of Home Builders Award (NAHB) of Merit in January 1956, as well as awards from the Home Building Institute and *American Builder* magazine.

<sup>4</sup> "William Krisel Oral History, Interview and Transcription by John Crosse," 2009, 69.

<sup>5</sup> "Speculative Builders Houses: Palm Springs, California." *Progressive Architecture*, March 1958, 146.





Context View on E. Twin Palms Dr. and Navajo Dr.



Context View on Apache Cir.



992 E. La Jolla Rd.



1005 E. La Jolla Rd.



984 E. La Jolla Rd.



1080 E. La Jolla Rd.

NUMBER	DIR	STREET	SUFFIX	YEAR BUILT	ARCHITECT	Architectural Style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1005		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1008		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1020		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1025		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1042		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Side gable	Yes	26	6Z
1070		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1086		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1835		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1847		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1852		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1860		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1865		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1811		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1820		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1825		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1828		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1836		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	26	6Z
1837		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1850		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Side gable	Yes	26	6Z
1855		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
1860		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1871		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1872		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1881		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1826		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Not visible	Front gable	Yes	26	7R
1837		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1840		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1853		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1874		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1881		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
1882		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1890		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
955	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
973	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
974	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
984	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
985	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D

NUMBER	DIR	STREET	SUFFIX	YEAR BUILT	ARCHITECT	Architectural Style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
991	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
992	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1002	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1005	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1020	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
1027	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1043	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1044	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	26	6Z
1069	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1080	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1081	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1093	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1821		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1829		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1835		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1841		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1861		NAVAJO	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1872		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1877		NAVAJO	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1890		NAVAJO	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
965		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
973		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
987		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1003		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1025		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1041		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1067		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1089		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1095		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D



# Twin Palms Estates Historic District

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### LEGEND

**CONTRIBUTOR**

**NON-CONTRIBUTOR**

**NOT VISIBLE**

**INDIVIDUALLY ELIGIBLE**

**DISTRICT BOUNDARY**

**TRACT BOUNDARY**



## Vista Las Palmas

<b>NAME</b>	Vista Las Palmas Historic District
<b>ANALYSIS</b>	161 total properties; 79 contributors; 49% contributing
<b>STATUS CODE</b>	5S3
<b>AGUA CALIENTE INDIAN RESERVATION</b>	Yes; Located in the Agua Caliente Indian Reservation Section 10
<b>BOUNDARY DESCRIPTION</b>	The Vista Las Palmas Historic District is bounded by the north side of Via Las Palmas to the north, Via Monte Vista to the east, the south side of Regal Drive to the south, and the west side of Rose Avenue to the west. This boundary encompasses phases I, II, and III of the Vista Las Palmas tract development.
<b>PHYSICAL DESCRIPTION</b>	The Vista Las Palmas Historic District evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. It is composed of one-story, single-family residences in the Mid-century Modern style.
<b>PERIOD OF SIGNIFICANCE</b>	1957-1961
<b>APPLICABLE CRITERIA</b>	Local Criterion 3,4,5 (District Criterion 6)
<b>CONTEXT</b>	Post-World War II Palm Springs (1945-1969)
<b>THEME</b>	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
<b>STATEMENT OF SIGNIFICANCE</b>	The Vista Las Palmas Historic District is eligible for designation as a local historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city, and for its association with the Alexander Construction Company. It is significant under local Criterion 4/5 for its Mid-century Modern architecture designed by Palmer & Krisel and Charles E. DuBois.
<b>DEVELOPMENT HISTORY</b>	In December of 1956, the Alexander Construction Company subdivided the first phase of Vista Las Palmas (1956-59). Because of its central location and adjacency to Las Palmas Estates, this development was targeted to a more upscale clientele than Twin Palms. Vista Las Palmas was developed in three phases and these phases appear to be loosely tied to their architectural heritage. The first phase, in 1956, is the northern portion of the development to the south side of Camino del Sur. Many of these designs are attributed to architect Charles E. DuBois. Phase II, in March of 1960 includes Rose Avenue and the southwestern bend of Abrigo Road with houses all attributed to Palmer & Krisel. Phase III



	<p>was subdivided in 1959 and included Fairview, Tuxedo, and Cornet Circle along with Regal Drive; these houses are also attributed to Palmer &amp; Krisel.<sup>1</sup></p> <p>The three-bedroom plus maid's room designs for the Palmer &amp; Krisel-designed homes in Vista Las Palmas included three rectangular floor plans and again, three versions of each plan.<sup>2</sup> One design included "...a striking porte-cochere option."<sup>3</sup> Placement of the carport on these designs varied from street facing to at a right angle to the residence – contributing to a distinctive visual architectural cadence for this neighborhood. The designs feature long, low Mid-century Modern lines with varying rooflines of the butterfly, low-pitch, and folded plate. The model home was located at the corner of Via Las Palmas and Via Monte Vista. A second model home was located at 1215 Via Paraiso.<sup>4</sup></p> <p>The DuBois-designed homes in Vista Las Palmas featured "...floorplans with the living rooms angled at forty-five degrees and complementary stone walls likewise extended at that angle."<sup>5</sup> DuBois is also credited with the design of the "Swiss-Miss" houses that are dotted throughout Vista Las Palmas and its sister development to the south. These designs feature a distinctive A-frame roofline that project above the rooflines of the surrounding houses.</p>
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<sup>1</sup> Inexplicably, the tract map for Las Palmas Number 3 predates the map for Las Palmas Number 2.

<sup>2</sup> The rectangular floor plans for Vista Las Palmas did not accommodate the rotation of the plans as had been designed for Twin Palms.

<sup>3</sup> James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

<sup>4</sup> A handwritten note by William Krisel in the Vista Las Palmas files at the Getty Research Institute indicates "the Las Palmas Model Home was Moved to Twin Palms." Another letter from William Krisel to Paul and Michael dated October 17, 2006 indicates the new address was 922 E. Anza Road. Flatfile 86.

<sup>5</sup> Harlan, *The Alexanders: A Desert Legacy*, 34.



1111 Abrigo Rd.



740 Camino Sur



967 N. Coronet Cir



983 N. Coronet Cir.



833 Via Las Palmas



855 Via Las Palmas

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
0							Contributor	Tennis court associated with Robert Alexander House	Yes	10	SD3
0							Non-contributor		Yes	10	6Z
1067		ABRIGO	RD	1960	Palmer & Krisel	Mid-century Modern	Non-contributor	Model A2	Yes	10	6Z
1110		ABRIGO	RD	1958	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	SD3
1111		ABRIGO	RD	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C3	Yes	10	SD3
1134		ABRIGO	RD	1958		Mid-century Modern	Contributor		Yes	10	SD3
1139		ABRIGO	RD	1961	Palmer & Krisel	Mid-century Modern	Contributor	Model C2	Yes	10	SD3
1165		ABRIGO	RD	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
1168		ABRIGO	RD	1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1196		ABRIGO	RD	1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1197		ABRIGO	RD	1960	Palmer & Krisel	Mid-century Modern	Not visible		Yes	10	7R
1211		ABRIGO	RD	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1266		ABRIGO	RD	1959		Mid-century Modern	Contributor		Yes	10	SD3
1267		ABRIGO	RD	1959	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	SD3
1275		ABRIGO	RD	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1290		ABRIGO	RD	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1293		ABRIGO	RD	1979			Non-contributor		Yes	10	6Z
601	W	Camino Sur		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
697		Camino Sur		1957	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
733		Camino Sur		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
740		Camino Sur		1958	Palmer & Krisel	Mid-century Modern	Contributor	A plan, Ranch with Tiki roof	Yes	10	SD3
755		Camino Sur		1958	DuBois, Charles E.	Mid-century Modern	Contributor		Yes	10	SD3
797		Camino Sur		1958	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	SD3
815	W	Camino Sur		1958		Mid-century Modern	Contributor		Yes	10	SD3
845		Camino Sur		1958		Mid-century Modern	Contributor	May be a Charles DuBois design	Yes	10	SD3
879		Camino Sur		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
893		Camino Sur		1961		Mid-century Modern	Non-contributor		Yes	10	6Z
960	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
961	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
967	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model A1	Yes	10	SD3
968	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
972	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
979	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
983	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	5D3
986	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
994	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
995	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
967		FAIRVIEW	CIR	2010			Non-contributor		Yes	10	6Z
968		FAIRVIEW	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
973		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
976		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
984		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
987		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	5D3
992		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
995		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1300		GRANITO	CIR	1959		Mid-century Modern	Contributor		Yes	10	5D3
1320		GRANITO	CIR	1959		Mid-century Modern	Not visible		Yes	10	7R
1366		GRANITO	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
1345		LADERA	CIR	1981			Non-contributor		Yes	10	6Z
1350		LADERA	CIR	1960	Palmer & Krisel	Mid-century Modern	Contributor	Robert Alexander House; Elvis Honeymoon House	Yes	10	5D3
1105		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1106		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1130		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1133		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1166		PASEO DERO		1958		Mid-century Modern	Contributor		Yes	10	5D3
1177		PASEO DERO		1958		Mid-century Modern	Contributor		Yes	10	5D3
1180		PASEO DERO		1958	DuBois, Charles E.	Mid-century Modern	Non-contributor		Yes	10	6Z
623		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
677		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
699		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
707		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
759		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
793		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
820		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
855		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
879		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
888		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
903		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
922		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
967		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
989		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B1	Yes	10	SD3
909		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
953		ROSE	AVE	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
960		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
965		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	SD3
968		ROSE	AVE	2000		Other	Non-contributor		Yes	10	6Z
972		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	SD3
977		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
981		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
984		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
996		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
999		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
1050	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
1055	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C3	Yes	10	SD3
1077	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
1078	N	ROSE	AVE	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1102		ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C1 with folded plate roof	Yes	10	SD3
1131	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
1143	N	ROSE	AVE	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1148	N	ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1164	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C3	Yes	10	SD3
1165	N	ROSE	AVE	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
1189	N	ROSE	AVE	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
1190	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
1222		ROSE	AVE	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1255	N	ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z



NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1258		ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Not visible		Yes	10	7R
1276		ROSE	AVE	1962	Palmer & Krisel	Mid-century Modern	Not visible		Yes	10	7R
1277	N	ROSE	AVE	1961		Mid-century Modern	Contributor		Yes	10	SD3
1293	N	ROSE	AVE	1961		Mid-century Modern	Contributor		Yes	10	SD3
1294		ROSE	AVE	1962	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1303	N	ROSE	AVE	1961		Mid-century Modern	Contributor		Yes	10	SD3
1326		ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1355	N	ROSE	AVE	1961	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	SD3
964		TUXEDO	CIR	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
969		TUXEDO	CIR	1959		Mid-century Modern	Not visible		Yes	10	7R
970		TUXEDO	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
977		TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
978		TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
982		TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
985		TUXEDO	CIR	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
996	N	TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
997		TUXEDO	CIR	1959		Mid-century Modern	Contributor		Yes	10	SD3
700		VIA LAS PALMAS		1959	DuBois, Charles E.	Mid-century Modern	Non-contributor	Swiss Miss	Yes	10	6Z
717		VIA LAS PALMAS		1959		Mid-century Modern	Contributor		Yes	10	SD3
780		VIA LAS PALMAS		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
789		VIA LAS PALMAS		1959		Mid-century Modern	Contributor		Yes	10	SD3
800		VIA LAS PALMAS		1977			Non-contributor		Yes	10	6Z
833		VIA LAS PALMAS		1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
840		VIA LAS PALMAS		1959		Mid-century Modern	Contributor		Yes	10	SD3
855		VIA LAS PALMAS		1959	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	SD3
877		VIA LAS PALMAS		1959		Mid-century Modern	Contributor	May be a Charles DuBois design	Yes	10	SD3
963	N	VIA MONTE VISTA		1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
971	N	VIA MONTE VISTA		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
979	N	VIA MONTE VISTA		1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
985	N	VIA MONTE VISTA		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
991	N	VIA MONTE VISTA		1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
1101	N	VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Bermuda roof, porte-cochere Model C	Yes	10	SD3
1123	N	VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	SD3
1175	N	VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Tiki roof	Yes	10	SD3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1197		VIA MONTE VISTA		1957		Mid-century Modern	Non-contributor		Yes	10	6Z
1233		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1295		VIA MONTE VISTA		1957		Mid-century Modern	Not visible		Yes	10	7R
1303		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Bermuda roof	Yes	10	5D3
1355		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Tiki roof	Yes	10	5D3
1387		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1215		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1244		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1277		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1285		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1286		VIA PARAISO		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
1290		VIA PARAISO		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
750		VIA VADERA		1978			Non-contributor		Yes	10	6Z
765		VIA VADERA		1973			Non-contributor		Yes	10	6Z
790		VIA VADERA		1960		Mid-century Modern	Non-contributor		Yes	10	6Z
797		VIA VADERA		1958		Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
827		VIA VADERA		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
855		VIA VADERA		1958		Mid-century Modern	Contributor		Yes	10	5D3
888		VIA VADERA		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
1000		VIA VADERA		1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1100		VISTA VESPERO		1957		Mid-century Modern	Non-contributor		Yes	10	6Z
1132		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor	A plan, Ranch with Tiki roof	Yes	10	5D3
1133		VISTA VESPERO		1958	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
1166		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor	Bermuda roof	Yes	10	5D3
1177		VISTA VESPERO		1958		Mid-century Modern	Contributor		Yes	10	5D3
1194		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1200		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1254		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor	B plan with Tiki roof	Yes	10	5D3
1255		VISTA VESPERO		1983			Non-contributor		Yes	10	6Z
1275		VISTA VESPERO		1978			Non-contributor		Yes	10	6Z
1290		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3

# Vista Las Palmas Historic District

## LEGEND

**CONTRIBUTOR**

**NON-CONTRIBUTOR**

**NOT VISIBLE**

**DISTRICT BOUNDARY**

**PHASING BOUNDARY**



## Vista Santa Rosa

<b>NAME</b>	Vista Santa Rosa Historic District
<b>STATUS CODE</b>	5S3
<b>BOUNDARY DESCRIPTION</b>	The Vista Santa Rosa historic district is bounded by Ramon Road on the north, the east side of Calle Ajo on the west, Camino Parocela on the south, and Calle Santa Rosa on the east. This boundary represents the most intact portion of the tract. The eastern and southern portions of the Vista Santa Rosa tract (south of Camino Parocela and east of Calle Santa Rosa) has some vacant parcels, infill development, and altered properties; therefore it is not included as part of the historic district.
<b>PHYSICAL DESCRIPTION</b>	Vista Santa Rosa is composed primarily of one-story, single- and multi-family residences in the Spanish Colonial Revival and Hacienda Ranch styles. It is laid out on a typical grid plan, with mature trees and low masonry walls.
<b>APPLICABLE CRITERIA</b>	Local Criterion 3 (District Criterion 6)
<b>CONTEXT</b>	Palm Springs between the Wars (1919-1941)
<b>THEME</b>	Single-family Residential Development
<b>STATEMENT OF SIGNIFICANCE</b>	The Vista Santa Rosa Historic District is eligible for designation as a local historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the pre-World War II era, reflecting an important period of growth in the city. It represents the most intact collection of prewar residential development in the city, and retains a sense of time and place.
<b>DEVELOPMENT HISTORY</b>	<p>In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x 100 foot parcels.<sup>1</sup> The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name. All street names remain as they appeared on the 1929 Sanborn map with the exception of Calle Abronia Aurita, which has been shortened to Calle Abronia.</p> <p>In 1960, Cree described the venture: "One day Nellie Coffman dropped by [my] office and wondered why [I] couldn't develop a subdivision for the town's working people."<sup>2</sup> "Well, we did," recalled Cree," and before we knew it, we were selling to people with lots of money who built nice homes."<sup>3</sup> Lots were priced from \$300 to \$500. Cree's partner in the Vista Santa Rosa tract was John R.E. Chaffey (1901-1976),<sup>4</sup> an investor in Smoke Tree Ranch as well as developer of the 1934 La Rambla tract (phases one through six) at the</p>

<sup>1</sup> The tract map for this development does not list Cree as an owner, however, various sources indicate Cree was the developer behind this early residential neighborhood. Add citation.

<sup>2</sup> "Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard," *Palm Springs Life*, December 14, 1960, 15.

<sup>3</sup> "Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard," *Palm Springs Life*, December 14, 1960, 15.

<sup>4</sup> *Riverside Community Book*, 439. Clippings File, Palm Springs Historical Society.

	<p>southeast corner of Tachevah Drive and Avenida Caballeros. Chaffey was also the founding publisher of the <i>Palm Springs Limelight</i>. Subdivided in 1927, by February of 1937, lots in the tract were almost entirely sold out and eleven homes were under construction.<sup>5</sup> A review of the 1940 U.S. Census shows the Vista Santa Rosa tract sparsely populated mostly with the middle-class residents of the city.</p> <p>The most prominent structure in Vista Santa Rosa was the Mira Monte Apartment-Hotel located at 235 East Ramon Road at the southeastern corner of Ramon and Indian Canyon Drive. The Spanish-styled Mira Monte was built in 1928 by Ralph Pomeroy and is credited as being an early design of Paul R. Williams. Aside from Paul R. Williams' Mira Monte, few structures in the Vista Santa Rosa tract have known architectural designers. While most of the designers are presently unknown, several of the homes in Vista Santa Rosa were built using unusual materials including the 1932 "Cobblestone Cottage" at 514 Calle Ajo and the Yankwich duplex residence at 522-524 Calle Encilia that was built using the Morterless Block Unit process in 1936.</p> <p>Appointed to the Federal bench in 1935 by President Franklin D. Roosevelt, Judge Leon R. Yankwich was one of Vista Santa Rosa's most notable residents. Another judge, Wilbur F. Downs, a justice of the Long Beach Municipal Court, was also a resident during the same period. Other notable Vista Santa Rosa residents have included pioneering village building contractor Reg C. Jones; famed Palm Springs artist Paul Grimm; pioneer nurseryman Clarence C. "C.C." Neel; actress Virginia Rogers Laurel, former wife of comedian Stan Laurel; golf pro and realtor Mike Flavin; Emma Hathaway, former owner of the Los Arboles Apartment-Hotel; Lou Billington, owner of the Araby Stables and longtime manager of the Desert Inn Garage, Professor Ward B. Kindy of Stanford University; "Orchid King" Albert H. Burki; Dory Hart, owner-trainer of Gold Crown, the "King of the Palominos;" and the city's second treasurer, John Sprague Jr., among others. The Vista Santa Rosa tract was also the setting for both the first location of Neel's Nursery as well as the original location of the Chester "Cactus Slim" Moorten Cactus Museum. Both structures associated with these ventures are still extant in the tract.</p>
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<sup>5</sup> "Rush Building to Meet Needs," *Palm Springs News*, February 27-March 5, 1936, 6.





535 Calle Santa Rosa



514 Calle Encilia



524 Calle Ajo



551 Calle Santa Rosa



515 Calle Santa Rosa



575 Calle Santa Rosa

## Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
524		CALLE AJO		1934		Spanish Colonial Revival	Contributor	Longtime residence of Lou Billington who resided in the house from 1934 into the 1960s. Billington was the manager of the Desert Inn Garage. He began working at the Desert Inn in 1929. In 1941, the Billingtons purchased the Araby Stables near the Section 14 Airport. (Various including Desert Sun via Steve Vaught)	SD3
556		CALLE AJO		1936			Contributor		SD3
582		CALLE AJO		1936			Contributor		SD3
514		CALLE ENCILIA		1934		Spanish Colonial Revival	Contributor	Emma Hathaway, who resided at 514 Calle Encilia in the early 1940s, was the former owner of the Los Arboles Apartment-Hotel (Desert Sun via Steve Vaught)	SD3
519		CALLE ENCILIA		1939		Minimal Traditional	Contributor		SD3
533		CALLE ENCILIA		1934		Spanish Colonial Revival	Contributor		SD3
536		CALLE ENCILIA		1935		Spanish Colonial Revival	Contributor		SD3

## Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
545		CALLE ENCILIA		1936		Spanish Colonial Revival	Contributor	Wilbur F. Downs, a municipal judge for the City of Long Beach, was a frequent winter resident in the village from at least 1934 until his death in 1953. (Desert Sun, Palm Springs News, etc. via Steve Vaught)	5D3
553		CALLE ENCILIA		1937		Spanish Colonial Revival	Contributor	A year after purchasing the Judge Downs residence at 545 Calle Encilia in 1936, Guy & Helen Sturgis purchased the vacant lot next door and built a duplex at 553-557 Calle Encilia. (Palm Springs News via Steve Vaught)	5D3
554		CALLE ENCILIA		1927		Spanish Colonial Revival	Contributor	Believed to be the first home constructed in Vista Santa Rosa Tract. Sylvia B. McHenry arrived in Palm Springs in 1927 and became a well known member of the community. During much of the 1930s, she worked as secretary to prominent valley realtor John G. Munholland. By 1939, she became secretary to Dr. Henry Reid of the Reid Sanitarium. (Sources: various via Steve Vaught)	5D3
564		CALLE ENCILIA		1954 (tax assessor); c. 1935 (visual observation)		Spanish Colonial Revival	Contributor	James W. Henderson and his wife Dorothy F. Henderson resided in the house from at least 1939 through 1944. Henderson was proprietor of the Richfield Service Station. In December 1944, the garage was destroyed by fire. (Various sources via Steve Vaught)	5D3

## Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
572		CALLE ENCILIA		1936			Contributor	Lanier Martin, who resided in the house in 1939 along with his wife Vera Mae, was bell captain at the Desert Inn. (via Steve Vaught)	5D3
505		CALLE SANTA ROSA		1929		Ranch, Hacienda	Contributor	Peter B. Sheptenko was a well known desert realtor and head of Pioneer Realty. Helen Lash Visal was a musician who taught at the Nellie Coffman School and La Clase. (Via Steve Vaught)	5D3
515		CALLE SANTA ROSA		1936			Contributor		5D3
516		CALLE SANTA ROSA		1935		Spanish Colonial Revival	Contributor		5D3
523		CALLE SANTA ROSA		1929		Pueblo Revival	Contributor		5D3
524		CALLE SANTA ROSA		1929		Spanish Colonial Revival	Contributor	Dory Hart was owner-trainer of "King of the Palominos," Gold Crown, which was reported by the Desert Sun in 1951 to be "America's foremost high-schooled horse." Dory Hart troupe of trick riders and ropers. Dory Hart and Marthy Dory produced and performed in the Circuspades held at the Polo Grounds during the early 1950s. (Various sources via Steve Vaught)	5D3
535		CALLE SANTA ROSA		1937		Spanish Colonial Revival	Contributor		5D3
536		CALLE SANTA ROSA		1930		Spanish Colonial Revival	Contributor		5D3

## Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
545		CALLE SANTA ROSA		1953 (tax assessor); c. 1935 (visual observation)		Spanish Colonial Revival	Contributor		5D3
550		CALLE SANTA ROSA		1934		Spanish Colonial Revival	Contributor		5D3
551		CALLE SANTA ROSA		1938		Spanish Colonial Revival	Contributor		5D3
575		CALLE SANTA ROSA		1937		Spanish Colonial Revival	Contributor	John B. Miller was representative of Arden Farms Dairy. Herb Mennell was a confectioner who operated the Fun in the Sun Candy Shop on Palm Canyon. (Via Steve Vaught)	5D3
201	E	RAMON	RD	1941		Minimal Traditional	Contributor	Constructed by sisters Jennie Lawson and Annie Plymire, formelry of 504 Vista de Oro in the Indian Trail Tract. Plymire was mother of H. Lawson Plymire, who owned the adjacent Mira Monte Apartment-Hotel.	5D3
534		CALLE AJO		1934			Non-contributor	Residence during the mid-1940s-1950s of Albert H. Burki, president of the Pittsburgh Cut Flower Co. and an internationally known expert on orchids. Declared in Desert Sun to be the "Orchid King." (Various sources i.e. Desert Sun, city Directories via Steve Vaught)	6Z
576		CALLE AJO		1936			Non-contributor		6Z



## Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
504		CALLE ENCILIA		1934		Ranch	Non-contributor		6Z
522		CALLE ENCILIA		1936		Spanish Colonial Revival	Non-contributor	Léon René Yankwich (1888-1975) was a judge in the Los Angeles County Superior Court (1927-35) and in the U.S. District Court of the Southern District of California (1935-64). He presided over one of the first cases under the Smith Act, as well as cases involving the ownership of the Elk Hills oil fields, and the Hollywood 10. He also contributed many articles to law reviews and published books. (via OAC - Abstract of Judge Yankwich's papers held at the University of California, Los Angeles.	6Z
525		CALLE ENCILIA		1935		Spanish Colonial Revival	Non-contributor		6Z
548		CALLE ENCILIA		1950		Mid-Century Modern	Non-contributor		6Z
565		CALLE ENCILIA		1935		Spanish Colonial Revival	Non-contributor		6Z
571		CALLE ENCILIA		1952		Mid-Century Modern	Non-contributor		6Z

## Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
582		CALLE ENCILIA		1938		Spanish Colonial Revival	Non-contributor	Residence owned by C.C. Moorten since at least 1946 was used during the early 1950s as the Chester (Cactus Slim) Moorten Cactus Museum. The gardener for the museum was listed as living in the rear part of the property at number "584" Calle Encilia. (Various including Desert Sun via Steve Vaught)	6Z
594		CALLE ENCILIA		1953		Mid-Century Modern	Non-contributor		6Z
next to 583		CALLE ENCILIA					Non-contributor		6Z
502		CALLE SANTA ROSA		1957		Minimal Traditional	Non-contributor		6Z
542		CALLE SANTA ROSA		1954		Minimal Traditional	Non-contributor	George L. Bond was superintendent of transportation for the Palm Springs Public School District. (via Steve Vaught)	6Z
567		CALLE SANTA ROSA		1936			Non-contributor	Charles Dill of Dill Lumber, which opened on Palm Canyon near Builder's Supply in 1934. Dill provided materials for a number of projects throughout the era including the Carnell Building. (Via Steve Vaught)	6Z
580		CALLE SANTA ROSA		1957		Minimal Traditional	Non-contributor		6Z
584		CALLE SANTA ROSA		1936			Non-contributor	Ellwood C. Windhurst was with the Nevada-California Electric Corporation. (Via Steve Vaught)	6Z

## Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
585		CALLE SANTA ROSA		1936			Non-contributor	I.S. "Mike" Flavin was an important member of the Palm Springs community from the 1930s. He was an expert on golf who operated the Palm Springs Golf School and Driving Range at 466 South Indian Avenue (at Ramon) between 1935-1937. He had been the pro at both Idyllwild and the El Mirador. Clara Bow and her husband Rex Bell, Robert Woolsey, Paul Lukas and Chuck Morrison were among the Hollywood celebrities who came out to inaugurate the driving range. In 1937.	6Z
595		CALLE SANTA ROSA		1936			Non-contributor		6Z
596		CALLE SANTA ROSA		1956		Minimal Traditional	Non-contributor		6Z
333	E	RAMON	RD	1958		Vernacular commercial	Non-contributor		6Z
514		CALLE AJO		1932		Residential vernacular	Not Visible	Known during the 1930s as the Cobblestone Cottage, the house was also known as the Mc Farland Cottage after its owner, Elizabeth Mc Farland of Beverly Hills. Mc Farland sold the house in October 1936 and the following year it was sold again, this time to Ward B. Kindy and his wife. Professor Kindy was a member of the faculty of Stanford University where he taught electrical engineering. (Various sources via Steve Vaught)	7R
542		CALLE AJO		1933			Not Visible		7R

# Vista Santa Rosa Historic District



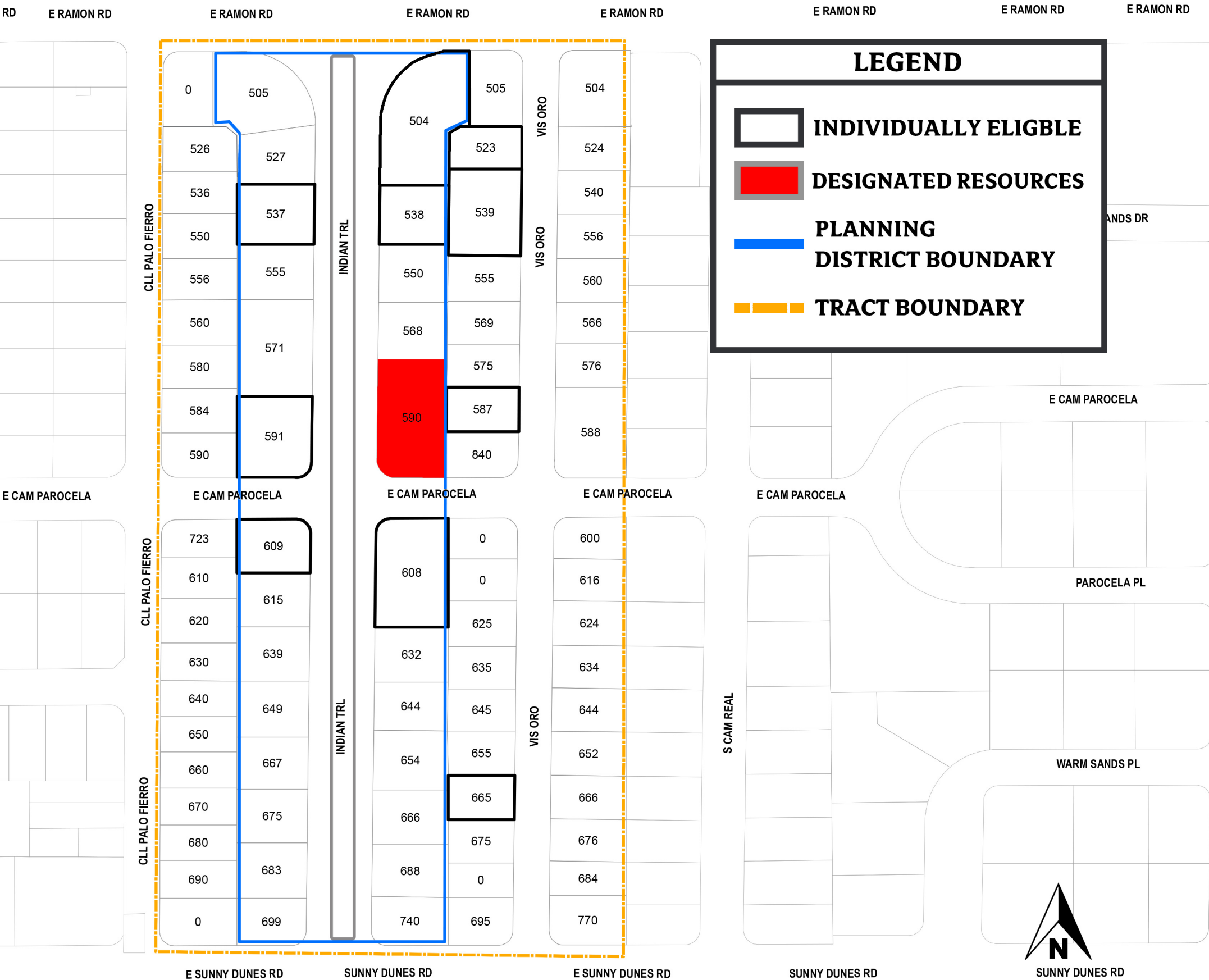
# Indian Trail

<b>NAME</b>	Indian Trail Tract Planning District
<b>STATUS CODE</b>	6L
<b>BOUNDARY DESCRIPTION</b>	This planning district consists of Indian Trail between Sunny Dunes Road and Ramon Road. This boundary encompasses the most intact portion of the tract, and includes the landscaped median/bridle path.
<b>PHYSICAL DESCRIPTION</b>	Indian Trail is composed primarily of one-story, single-family residences in the Spanish Colonial Revival and Hacienda Ranch styles. A significant amenity of the tract is the bridle path (now a landscaped median with mature palm trees along S. Indian Trail), which was included in the original plans for the tract. Many properties in the district have historic masonry walls, which is a unifying feature.
<b>APPLICABLE CRITERIA</b>	N/A
<b>CONTEXT</b>	Palm Springs between the Wars (1919-1941)
<b>THEME</b>	Single-family Residential Development
<b>SUBTHEME</b>	Depression-era Single-family Residential development (1930-1941)
<b>STATEMENT OF SIGNIFICANCE</b>	The Indian Trail Tract does not retain sufficient integrity for designation as a historic district. However, due to its early period of development, sense of time and place, association with Pearl McManus, and concentration of pre-World War II residences, it may warrant special consideration in local planning. The district retains the feel of its original 1930s subdivision with its distinctive wide median down the center of the street, flanking single-family homes with a uniform one-story height, angled “boomerang”-shaped houses on most corner lots, and unifying masonry walls around many properties. It retains the character of an early 20 <sup>th</sup> century residential development in Palm Springs. Significant individual properties have been identified as eligible for local designation.
<b>DEVELOPMENT HISTORY</b>	<p>Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936)<sup>1</sup> was subdivided by Pearl McManus and her husband Austin McManus into 90 parcels. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. Pearl McManus was a lifelong horsewoman who was a member of the Desert Riders, and incorporating a bridle path into the development was consistent with her vision of the Palm Springs lifestyle.</p> <p>The initial marketing by McManus Realty declared that “Sunshine and health await you at Indian Trail tract.” The McManuses endeavored to bring distinction to the tract not only through its palm-lined main thoroughfare but also in the siting of the corner properties, with houses built in a “boomerang” layout, stretching across the lots. The McManuses would follow this same design pattern more than a decade later with their Tahquitz River Estates tract, located to the south. Most development in Indian Trail occurred in the years leading up to World War II with Spanish Colonial architecture predominant. Original lot</p>

<sup>1</sup> “Fine Homes,” Palm Springs News, December 17, 1938, 8.



	<p>prices in 1936 ranged from \$550-\$950. Several homes in the tract were designed by significant Palm Springs architects of the 1930s, including Lee Miller, Brewster &amp; Benedict, and W.C. Pennell, as well as at least one design by prominent Los Angeles architectural designers Meyer &amp; Holler.</p> <p>In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Cartoonist Hal Forrest; novelist and screenwriter Leslie Charteris, creator of the popular <i>The Saint</i> novels; three-time Academy Award-nominated cinematographer Ray Binger; radio star Cal Pearce; producer/director John M. Stahl; <i>Easter Parade</i> director Charles "Chuck" Walters; and 20<sup>th</sup> Century Fox chief Joseph M. Schenck all lived within a block of each other on Indian Trail. In 1936 McManus had contractor/civil engineer Lee Miller construct what is now referred to as the "Casablanca Adobe" (HSPB-68), a vernacular-style adobe home that was occupied in the 1940s by the <i>Casablanca</i> screenwriter Howard E. Koch. While Hollywood was well represented in the tract so too were important figures in other fields including landscape artist Bathasar Kundert; Winfield and Grace Song Line, experts on Korean and Asian culture and affairs; and Tracy B. Williams, noted designer of Winton automobile and boat motors; among others. The tract was also home to prominent members of the local community such as the Village Pharmacy's Harry Brott; optometrist Dexter Blau; O'Donnell golf pro George Howard Jr. and architect Howard P. Lapham.</p>
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# Las Palmas Estates

<b>NAME</b>	Las Palmas Estates Planning District
<b>STATUS CODE</b>	6L
<b>BOUNDARY DESCRIPTION</b>	Las Palmas Estates is bounded by Stevens Road on the north, Via Monte Vista on the west, Camino Norte on the east, and the south side of Camino Sur on the south. This boundary encompasses the residential portion of the development.
<b>PHYSICAL DESCRIPTION</b>	The tract's distinctive street pattern, comprising concentric ovals bisected by Camino Centro, is unusual in Palm Springs, distinguishing the Las Palmas Estates from the surrounding developments. Large lots and groups of native palms are characteristic of this tract. It is composed of single-family residences designed in the Spanish Colonial Revival, Hacienda Ranch, Ranch, Mid-century Modern, and Monterey Colonial Revival styles. Properties feature masonry walls, a unifying feature in this district. Many properties are not visible, due to the predominance of fences and high hedges.
<b>APPLICABLE CRITERIA</b>	N/A
<b>CONTEXT</b>	Palm Springs between the Wars (1919-1941)
<b>THEME</b>	Single-family Residential Development
<b>SUBTHEME</b>	Single-family Residential Development (1919-1929)
<b>STATEMENT OF SIGNIFICANCE</b>	Las Palmas Estates does not retain sufficient integrity for designation as a historic district. However, due to its early period of development, association with Prescott T. Stevens, unique planning features, and number of architecturally significant homes, it may warrant special consideration in local planning. The district retains the feel of its original 1926 subdivision with its distinctive pattern of gently curving streets, large residential lots, low-density development of single-family houses that are primarily one story in height, and lush landscaping including a large number of palm trees. It retains the character of an early 20 <sup>th</sup> century residential development in Palm Springs. Significant individual properties have been identified as eligible for local designation.
<b>DEVELOPMENT HISTORY</b>	On the heels of his success with Merito Vista, in 1926 Prescott T. Stevens began subdividing a large parcel of land directly to the north which he called Las Palmas Estates. Las Palmas Estates is bordered by Palm Canyon Drive on the east, Stevens Road on the north, Via Monte Vista on the west, and Via Lola on the south. Under the name Evans-Lee Corporation of Los Angeles, <sup>2</sup> the land was purchased for \$150,000 and subdivided into 165 parcels of one-fourth to one-third acre. <sup>3</sup> A layout of gently curving streets evoking Olmsted's ideas for gracious neighborhood development was employed. The large lots and groups of native palms made it a sentimental favorite of local developer Raymond Cree (1875-1967). <sup>4</sup>

<sup>2</sup> Evans-Lee was a big Los Angeles Developer; however more research is needed to confirm the relationship with Stevens and Cree.

<sup>3</sup> "Desert Acres Jump to \$1500," *Los Angeles Times*, April 25, 1926, E7.

<sup>4</sup> In the Riverside Community Book, Cree called it "His crowning achievement." Often, the owners, developers, builders, and realtors played multiple roles in multiple developments. For example, someone might be the owner on one tract, the real estate agent on another, or in cases of builders, just

	<p>Warm weather, recreational amenities, and good schools were featured selling points in advertisements to Los Angeles residents. The tract also boasted “underground utilities and [an] abundance of meterless irrigation water.”<sup>5</sup> With ads pronouncing “A Home in Palm Springs is Well within Your Means,” Stevens marketed the accessibility of these homes.<sup>6</sup> Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as “The Bel-Air section of Palm Springs.”<sup>7</sup> Residences in Las Palmas Estates were designed by prominent architects including Charles O. Matcham, John Porter Clark, and Myron Hunt.</p>
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build the houses independent of any ownership. In this case, Prescott T. Stevens is listed on the tract map, the *Los Angeles Times* mentions the Evans-Lee Corporation, and Cree is quoted in the Riverside Community Book.

<sup>5</sup> “Fine Homes Rise in Las Palmas,” *Palm Springs News*, December 17, 1936, 6.

<sup>6</sup> “Display Ad 41,” *Los Angeles Times*, December 19, 1930, B2.

<sup>7</sup> “Joan Winchell,” *Los Angeles Times*, January 21, 1958, A1.

Las Palmas Estates (Old Las Palmas) Planning District





# Merito Vista

<b>NAME</b>	Merito Vista Planning District
<b>STATUS CODE</b>	6L
<b>BOUNDARY DESCRIPTION</b>	The Merito Vista planning district is bounded by Via Lola on the north, Via Monte Vista on the west, Crescent Drive on the south, and the west property line of the properties fronting the east side of Palm Canyon Drive on the east.
<b>PHYSICAL DESCRIPTION</b>	The lots in Merito Vista are narrow and deep. However, the design of the subdivision deviates from a basic grid pattern to include curving and rounded streets. Mature street trees, masonry walls, and high hedges characterize the neighborhood, lending distinction while changing the perception and cohesiveness of the neighborhood.
<b>APPLICABLE CRITERIA</b>	N/A
<b>CONTEXT</b>	Palm Springs between the Wars (1919-1941)
<b>THEME</b>	Single-family Residential Development
<b>SUBTHEME</b>	Single-family Residential Development (1919-1929)
<b>STATEMENT OF SIGNIFICANCE</b>	Merito Vista does not retain sufficient integrity for designation as a historic district. However, due to its early period of development, association with Prescott T. Stevens, unique planning features, and number of architecturally significant homes, it may warrant special consideration in local planning. The district retains the feel of its original 1925 subdivision with its distinctive street pattern of irregular blocks on short intersecting streets, large residential lots, low-density development of single-family houses that are primarily one story in height, and lush landscaping. It retains the character of an early 20 <sup>th</sup> century residential development in Palm Springs. Significant individual properties have been identified as eligible for local designation.
<b>DEVELOPMENT HISTORY</b>	Merito Vista was subdivided by Prescott T. Stevens in 1925. The development was advertised for its “natural beauty,” its status as a playground for the wealthy, and its subdivision into “small estate parcels” for those who “...do not necessarily care to erect pretentious homes here.” <sup>8</sup> The design of the subdivision deviates from a basic grid pattern to include curving and rounded streets evocative of the suburban residential community plans of Frederick Law Olmsted. <sup>9</sup> Merito Vista was a success as it reportedly “...practically sold out during the first season.” <sup>10</sup> Sanborn maps from 1929 reveal that sales may have been brisk, but building was far slower; just twelve parcels in the development had structures associated with them by 1929. <sup>11</sup> Homes in Merito Vista were chiefly Spanish Colonial Revival, other period revival styles, or early iterations of the California Ranch style. More than twenty of them were reportedly built by carpenter turned general contractor, Alvah Hicks, who developed a reputation for quality building. Often these

<sup>8</sup> “Display Ad 109,” *Los Angeles Times*, February 7, 1926.

<sup>9</sup> Olmsted was America’s pre-eminent landscape designer in the late 19<sup>th</sup> century. He designed the Columbian Exposition of 1893, New York’s Central Park and the improvements to the White House grounds of 1902.

<sup>10</sup> “Desert Acres Jump to \$1500,” *Los Angeles Times*, April 25, 1926, E7.

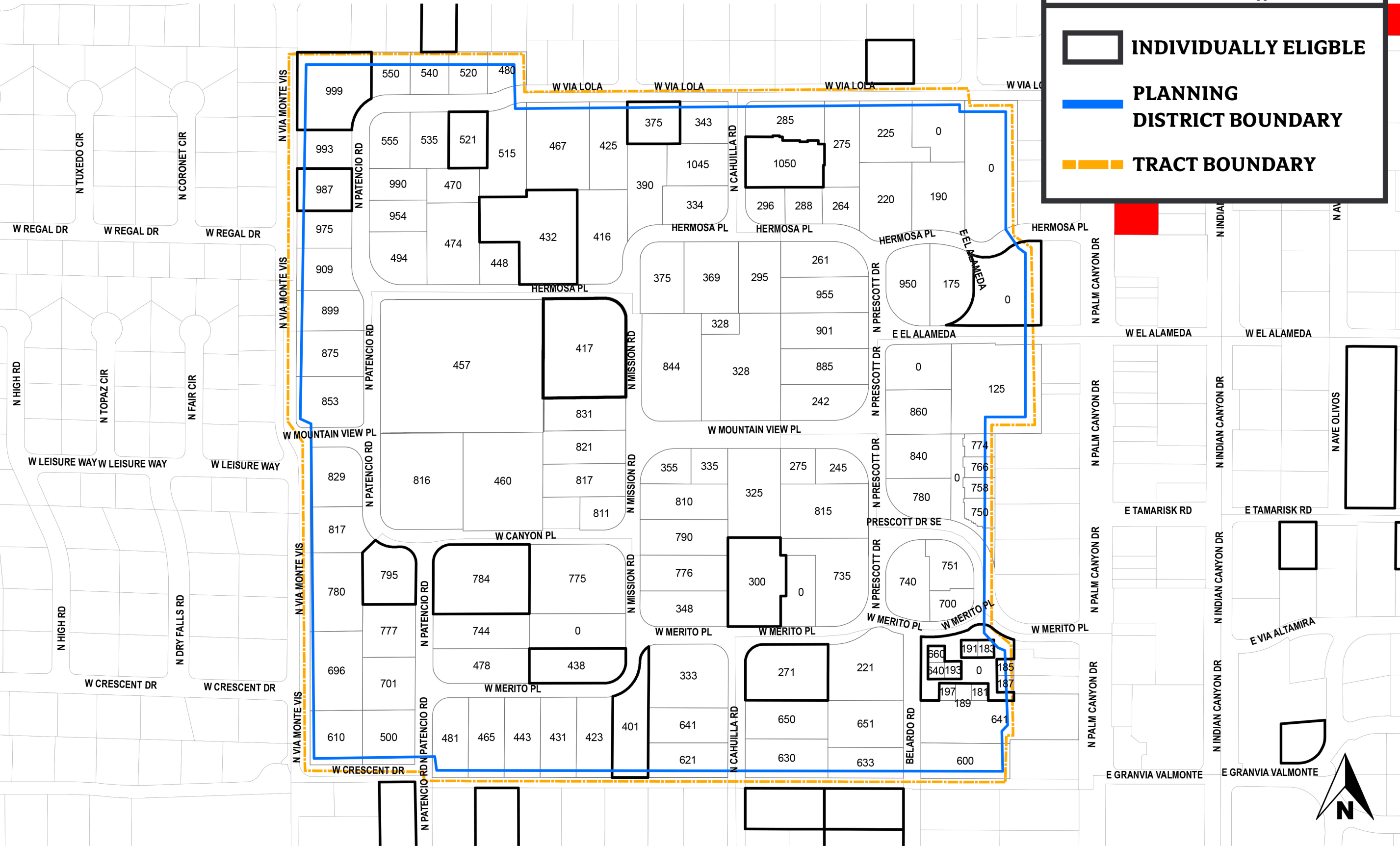
<sup>11</sup> Sanborn Maps online Los Angeles Public Library Database, Palm Springs Feb 1929, Sheet 8-9.

	houses were built on speculation, then quickly sold. <sup>12</sup> Often, homeowners purchased multiple parcels for their estates – contributing to relatively low-density development. Even as late as 1952, aerial photographs show significant numbers of undeveloped parcels within the tract.
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<sup>12</sup> Greg Niemann, *Palm Springs Legends* (San Diego, CA: Sunbelt Publications, 2006), 130.

# Merito Vista Planning District

- INDIVIDUALLY ELIGIBLE
- PLANNING DISTRICT BOUNDARY
- TRACT BOUNDARY



# Movie Colony

<b>NAME</b>	Movie Colony Planning District
<b>STATUS CODE</b>	6L
<b>BOUNDARY DESCRIPTION</b>	The Movie Colony planning district is bounded roughly by Tachevah Drive to the north, Alejo Road to the south, the west side of N. Avenida Olivos to the west, and N. Camino Real to the east.
<b>PHYSICAL DESCRIPTION</b>	This district is composed of single-family residences in the Spanish Colonial Revival, Monterey Colonial Revival, Hacienda Ranch, Ranch, and Mid-century Modern architectural styles. The Palm Springs Estates Tract, which comprises the southwestern portion of the Movie Colony district, features curvilinear streets with standard residential lots. The Las Hacienditas tract, which comprises the northwest portion of the district, features a grid-like street pattern with irregularly sized lots. The eastern portion of the district features a grid-like street pattern with cul-de-sacs. All three portions contain several large estate properties. Masonry walls, mature palm trees, and high hedges characterize the neighborhood, lending distinction while changing the perception and cohesiveness of the neighborhood.
<b>APPLICABLE CRITERIA</b>	N/A
<b>CONTEXT</b>	Palm Springs between the Wars (1919-1941)
<b>THEME</b>	Single-family Residential Development / The Influence of the Entertainment Industry
<b>SUBTHEME</b>	Single-family Residential Development (1919-1929)
<b>STATEMENT OF SIGNIFICANCE</b>	The Movie Colony does not retain sufficient integrity for designation as a historic district. However, due to its early period of development, association with significant developers, unique planning features, and number of architecturally significant homes associated with important people, it may warrant special consideration in local planning. The district retains the feel of its three original subdivisions with a combination of gridded and curvilinear streets, large residential lots, low-density development of single-family houses that are primarily one story in height, masonry walls, mature palm trees, and high hedges. It retains the character of an early 20 <sup>th</sup> century residential development in Palm Springs. Significant individual properties have been identified as eligible for local designation.

## App D - 104





## Appendix E: Las Palmas Business Historic District

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

To: Ken Lyon

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City of Palm Springs

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From: Christine Lazzaretto; John LoCascio, AIA

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Date: April 7, 2015; Revised November 5, 2015

#### INTRODUCTION

Per your request, Historic Resources Group has evaluated the properties located within the Las Palmas Business Historic District (LPBHD) to identify additional buildings that may contribute to the district. The LPBHD was established in 1986 by City Council Resolution 15858. The designation consisted of:

1. a map delineating the area;
2. a list of “contributing” structures within the district (of which there were approximately 17); and
3. conceptual design guidelines for new development.

In 2009, the City’s Historic Site Preservation Board (HSPB) initiated additional study on the district. Based on several years of work on the part of the HSPB, it became evident that the district needed updating and revising, including:

- The development of a context statement to document the period of significance for the district and what the common theme(s) are that unite the contributing sites within it.
- Re-analysis of all sites within the district to determine eligibility as “contributing” and “non-contributing.” There are several buildings from the pre-World War II era that have been altered such that they may no longer possess sufficient integrity to be deemed “contributing;” others from the Modern era, left out of the original designation, may possess characteristics that warrant adding them to the “contributing” list; and still others, such as certain single-family residences within the district boundary that are not relevant to the “business-commercial” related theme of the historic district and may be more appropriate removed from the district and established as individual Class 1 historic sites.

#### MEMO

## City of Palm Springs Las Palmas Business Historic District

#### HISTORIC RESOURCES GROUP

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- Revision of the Conceptual Design Guidelines. Given the diversity of architectural styles that exist within the LPBHD, revision of the design guidelines to reflect not only the architectural variety that is present, but also that would convey the qualitative and special form-based character of the district that may be appropriate for new buildings proposed in the district.

In February 2015, City staff requested that HRG, as part of its contract to update the Citywide Historic Resource Inventory, submit preliminary findings from its Citywide reconnaissance survey on individual building condition and significance within the LPBHD. In July 2015, HRG was contracted to complete a historic context statement and more detailed analysis of the buildings within the LPBHD. This report summarizes HRG's work to date and includes:

- A draft historic context statement identifying the common themes and criteria for the basis of the district.
- Findings of the reconnaissance survey of all sites within the district with integrity assessments and recommendations for contributing status.

The methodology for HRG's evaluation included the following:

- Review of existing documentation about properties within the district compiled by the HSPB.
- Additional research regarding the broad trends and significant catalysts for commercial development in Palm Springs, and the area located within the district boundary specifically.
- Field study to verify previously collected data, and any new data, on buildings within the district.
- Property-specific research on all buildings within the district boundary; this included contemporary news articles, historic photographs, phone books, City Directories, Sanborn maps, and building permit records.

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The Las Palmas Business Historic District comprises a portion of Palm Springs' primary commercial thoroughfares along N. Palm Canyon and N. Indian Canyon Drives, and is located immediately north of the city's central business district. The district is bounded by Alejo Road to the south and El Alameda to the north and includes most properties fronting N. Palm Canyon and N. Indian Canyon Drives on both sides (boundary as defined by the City indicated in the map in Figure 1; buildings identified as contributors in 1986 highlighted on the map in Figure 2). The district is composed of a disparate collection of buildings reflecting commercial development from the 1920s through the post-World War II era.

Unlike the central core village which was settled around the hot mineral springs from the 1880s through the early decades of the 20<sup>th</sup> century, the Las Palmas Business Historic District is significant because it reflects the northward expansion of the City's commercial core as the City grew in notoriety and popularity as an exclusive resort community with an abundance of sunshine, natural resources, and recreational opportunities – all within close proximity to several major urban centers.

Starting with land speculators who began subdividing the area in the mid-1920s, the Las Palmas Business Historic District's period of significance is roughly a 35 year period - from about 1925 to 1960. It reflects the wide variety and transitional nature of popular architectural styles common during that period of time, from picturesque "revival" styles to the International and Mid-century Modern styles. Several buildings in the district were designed by well-known architects and represent architectural and development trends that influenced how other parts of Palm Springs developed. The district reflects the type, scale, and character of commercial growth in a small resort community in which many individual entrepreneurs and business owners bought land and developed small businesses and hotels that responded to and took advantage of the city's growth and continued tourist appeal. The LPBHD continues to be a changing, vibrant, and popular commercial destination within the City of Palm Springs, drawing residents and tourists alike for its walkable scale, collection of architectural styles, variety of restaurants, retail shops, hotels, and actively programmed public spaces.

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**Overview**

The Las Palmas Business Historic District is not a discreet entity, but instead reflects broader contexts associated with the commercial development in the city. John McCallum was the Valley's first permanent Anglo settler. His efforts ultimately led to the area's transformation into a health resort based on the "dry healing climate." A health spa/hotel was constructed and called the Palm Springs Hotel. Some visitors decided to settle in the area permanently, and soon the small town of Palm Springs began to develop around the hotel and the McCallum ranch. In the early 20<sup>th</sup> century the town developed as a modest health resort for respiratory patients. After the United States entered World War I in 1917, wealthy Eastern families discovered the exotic spa town set amidst the beauty and solitude of the surrounding desert. Another wave of visitors came during the lethal post-war influenza pandemic of 1918-1919, fleeing the contagion of the big cities for the dry, healthy desert air.<sup>1</sup> Although there are no buildings from this period located within the district boundary, events from Palm Springs' early history influenced the ongoing growth of the city and the way it developed in ensuing decades.

In the 1920s, the town's growing reputation as a premier winter luxury resort was cemented. During that same period, Hollywood discovered Palm Springs when the surrounding desert was used for location shooting of numerous silent films. By the end of the decade Palm Springs was becoming a favored winter weekend retreat for the burgeoning film industry; only a few hours by car from Los Angeles, the isolated desert village offered privacy and relaxation, warm winter sunshine, and stunning natural beauty. In the late 1920s, Dr. Henry Reid established his "Solarium and Clinic," continuing the established tradition of Palm Springs as a health resort. There are three existing structures located within the district that were constructed in the 1920s; however, development in the district did not begin in earnest until the following decade.

Commercial buildings within the district dating from the 1930s represent the northward development of the village's original commercial core. This growth was necessitated by the increasing resident population, along with the area's continued importance as a tourist destination and Hollywood get-away. Post-World War II development continued patterns started in the prewar era, and includes commercial facilities to serve both the tourist and permanent resident populations. Commercial development in Palm Springs during this

<sup>1</sup> Although there is little physical evidence to support this in the way of significant development during this period, news sources indicate that people traveled to the desert as tourists and for health reasons during and immediately following World War I. Ernie Pyle, "Persistence for Eight Years," *Los Angeles Times*, March 27, 1942, 23; and Western Resort Publications, *Palm Springs Area Yearbook* (Palm Springs: Ferris H. Scott, Publisher, 1954), 16.

**MEMO**

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period also reflected wider trends in the postwar era, in particular its car-oriented, low-scale, and low-density character.

N. Palm Canyon and N. Indian Canyon differ in development pattern and physical characteristics, with buildings along Palm Canyon representing more traditional downtown commercial development, and the majority of the seasonal/tourist accommodations located along Indian Canyon. Properties along both streets are low in scale and density, and all contributing buildings are one- or two-stories in height.

Significant commercial property types represented in the district include neighborhood commercial buildings such as pharmacies, markets, banks, restaurants, and theaters; commercial retail buildings; mixed use commercial and residential buildings; and commercial office buildings. Due to the importance of the tourism industry in Palm Springs, there are examples of hotels and apartment hotels, many of which represent the courtyard type, along with post-World War II motor courts and motels. Non-commercial property types in the district include multi-family residences (some of which double as apartment hotels), and civic and institutional buildings such as a school and post office. The presence of non-commercial property types within a commercial district is consistent with the way downtown commercial centers typically developed.

The predominant architectural styles in the district are Spanish Colonial Revival and Mid-century Modern, with individual examples of the International Style, Mediterranean Revival, and Late Moderne. Significant architects and architectural firms who designed buildings within the district include John Porter Clark, Clark and Frey, Kocher and Frey, Charles O. Matcham, and Paul R. Williams.<sup>2</sup>

There are approximately 49 properties located within the district boundary; of these approximately 18 were designated as contributors in 1986.<sup>3</sup> An additional eight buildings have been identified as potential contributors as part of this study. Although there is a relatively low percentage of contributing buildings, contributors represent the majority of the acreage within the district boundary.<sup>4</sup> Of the contributing properties, most have had at least some degree of alteration over time; there are several buildings originally identified as contributors in 1986 that may no longer retain significant character-defining features of

<sup>2</sup> In keeping with standard practice, architects are identified by their full names when acting as sole practitioners. Firms and partnerships are identified by the name of the business entity.

<sup>3</sup> Numbers are identified as “approximate,” as the parcel count within the district may have changed over time as commercial buildings were redeveloped or combined. In addition, at least one building that is identified as a single contributor on the City’s designated list appears to be two distinct addresses and is therefore counted as two properties here for clarity.

<sup>4</sup> Land mass percentages pending further research; property data not accessible on the Riverside County Land Information System.

## MEMO

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their style or type, and therefore further review is needed to determine whether they should be re-classified as non-contributors to the district.

### **Las Palmas Business Historic District: 1920s**

Throughout the 1920s the commercial center of Palm Springs remained clustered along a few blocks of Palm Canyon Drive (then Main Drive) primarily between Tahquitz Canyon Way (then Spring Street) and Amado Road (then Lemon Street), south of the boundary of the Las Palmas Business Historic District. The area that comprises the district remained sparsely developed and almost exclusively residential through the end of the 1920s, as shown in the 1929 Sanborn map (Figure 3). Significant residential tracts were subdivided during this period adjacent to the LPBHD; these include Vista Acres (1923, Prescott Stevens), Las Hacienditas (1923, J.J. Kocher), Merito Vista (1925, Prescott Stevens), Las Palmas Estates (1926, Prescott Stevens), and Palm Springs Estates (1927, Prescott Stevens). The residential tracts are identified in the map in Figure 4.

During this period, the district was dotted primarily with single-family residences and one notable courtyard apartment building located at the southwest corner of Tamarisk Road and Indian Canyon Drive: the Palmaire Apartments/Casa Palmeras (HSPB-82), designed by Paul R. Williams<sup>5</sup> and completed in 1928.<sup>6</sup> There were a few exceptions to the scattered residential development in the north end of town in the late 1920s. These include the Hotel El Mirador and Garage (outside the district boundary); the Frances S. Stevens School (HSPB-7) occupying the entire block between Alejo Road and Granvia Valmonte; and the Reid Solarium and Clinic (HSPB-24) at what is now 648-650 N. Palm Canyon Drive and 645 N. Indian Canyon Drive.<sup>7</sup>

The Frances S. Stevens School is a prominent early building within the historic district. Prescott T. Stevens, developer of the El Mirador Hotel, donated the site and the funds to build the school, in memory of his wife and her interest in education.<sup>8</sup> The first two rooms

<sup>5</sup> Paul Revere Williams (1894-1980) was a Los Angeles-based architect whose career spanned from 1914, when he started working as a draftsman in the office of Pasadena architect Reginald Johnson, until his retirement in 1974. Williams studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California, where studied architectural engineering for three years (1916-1919). In 1915, he registered as a building designer and began executing designs for speculative developers. Williams received his architecture license in 1921, becoming the only licensed African-American architect west of the Mississippi. In 1957, Williams became the first African-American member of the American Institute of Architects College of Fellows. Paul R. Williams was one of several Southern California architects, including Wallace Neff, Gordon Kaufmann, Reginald Johnson, and Roland Coate, noted in the 1920s and 1930s for their large custom home designs using traditional styles.

<sup>6</sup> The building is shown in the 1929 Sanborn map which was published in February of that year; an article in the *Desert Sun* confirms that the building was under construction in October 1928.

<sup>7</sup> The Reid Solarium and Clinic is identified as such in the 1929 Sanborn map and in a photograph from the early 1930s. By the late 1930s the facility was called the Reid Clinic and Hospital, as evidenced in a later photograph.

<sup>8</sup> Site history from the HSPB site marker.

### **MEMO**

# City of Palm Springs

## Las Palmas Business Historic District

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were completed in 1927. Katherine Finchy, who arrived in Palm Springs in 1922, became the school's first administrator. Palm Springs' first bond issue provided additional classrooms, a library, indoor plumbing, a cafeteria, an apartment for the principal, and a large auditorium which served as the city's first theater. The Spanish Colonial Revival-style complex features a traditional layout with rooms arranged around an open courtyard. In the late 1920s local resident Earl Strebe began showing movies in the gymnasium which was eventually converted into the village's first theater. In 1974 the City of Palm Springs purchased the property from the Palm Springs Unified School District and converted it into a Cultural Arts Center; then-Vice President Gerald Ford dedicated the center, dubbed "Everybody's Village."

The Reid Solarium represents Palm Springs as a health resort in the early 20<sup>th</sup> century. Dr. Henry Squire Reid was a New York native and a 1919 graduate of the University of Colorado Medical School. By 1927, when he obtained his California medical license, he was living in Palm Springs.<sup>9</sup> Reid constructed a "Solarium and Clinic" north of Granvia Valmonte, on a large parcel that fronted both N. Palm Canyon Drive (then Main Avenue) and N. Indian Canyon Drive (then Indian Avenue). The facility consisted of two Spanish Colonial Revival buildings – a rectangular one-story office building on Palm Canyon, and a U-shaped two-story building on Indian Canyon containing guest rooms and apartments; between them was a third building containing "sun rooms" and dressing rooms. Before 1936 Reid expanded the office building with an addition to the north that included a two-story octagonal tower.<sup>10</sup> Reid became "widely known in medical circles for his research on the curative values of sunlight using his Palm Springs solarium as a winter laboratory" to measure the healthful effects of ultra-violet light.<sup>11</sup>

#### **Las Palmas Business Historic District 1930-1941**

The uptown stretch of Palm Canyon Drive began to develop as a commercial district in the early 1930s. The popularity of Palm Springs with the Depression-proof movie industry provided more economic stability than in most other cities in the United States; as a result, there was continued commercial development during this period, and there are numerous buildings within the district constructed in the 1930s. The predominant architectural style in the district from this period is Spanish Colonial Revival; however, there are also notable Modernist examples.

<sup>9</sup> California State Archives, Sacramento, CA, *Directory, 1933*, D-273, Ancestry.com (accessed March 13, 2015).

<sup>10</sup> Sanborn Fire Insurance maps, 1929 and 1962, and archival photographs. The office and guest buildings remain but have been altered.

<sup>11</sup> "Ultra Violet Rays Measured," Los Angeles Times, December 29, 1932, A5.

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Contributing buildings constructed in the 1930s represent the expansion of the city's original commercial core to the north as Palm Springs continued to grow during this period. Commercial development in the Las Palmas Business Historic District in the 1930s was partly a response to the increased pace of development in that decade in the flanking residential tracts that were originally established in the 1920s. Sparsely developed through the 1920s, these neighborhoods experienced a surge of residential construction in the following decade. (Parcel development by decade shown in Figure 5). This was likely due, at least in part, to their proximity to the popular El Mirador Hotel, which opened in 1928.<sup>12</sup> Several of these neighborhoods generally represent high end residential development of custom homes on large lots; Las Hacienditas and Palm Springs Estates became part of what would become known as the Movie Colony. Many of the businesses that concurrently sprang up along the adjacent stretch of Palm Canyon Drive – a market, a pharmacy, a movie theater, retail stores, and medical offices – catered to the growing residential neighborhoods to the east and west.

Broader development patterns represented in the district from the 1930s include the continued emphasis on tourism and tourist-related resources. Although the most prominent examples of hotels and resorts from the pre-World War II period – the Desert Inn, Oasis, and El Mirador - are located outside the district boundary, these developments had a significant impact on the overall commercial development in Palm Springs and represent the continued investment in the city. This resulted in the construction of a number of hotels and apartment hotels within the city's commercial center, including within the district boundary. Contributing buildings also reflect retail, office, and entertainment-related development (represented by a variety of commercial property types), and resources that represent the growing influence of the automobile.

One of the most prominent buildings constructed during this period is the El Paseo Building (HSPB-27) designed by architect Jonathan Ring and constructed in 1930 at the northeast corner of N. Palm Canyon Drive and E. Tamarisk Road.<sup>13</sup> The Spanish Colonial Revival-style building surrounds a central courtyard and originally featured a columned *corredor* encompassing the sidewalk along Palm Canyon Drive and cantilevered wood balconies overlooking Tamarisk Road. Tenants included the El Paseo Market and Earl Strebe's El Paseo Theater.<sup>14</sup>

<sup>12</sup> Burton L. Smith, "Miracle Hotel Graces Desert," *Los Angeles Times*, January 2, 1928, A9.

<sup>13</sup> Although several sources note 1926 as the construction date for the El Paseo Building, it is not shown in the 1929 Sanborn map. An article in the *Los Angeles Times* dates the building to 1930. "El Paseo Opens Tuesday," *Los Angeles Times*, January 13, 1930, A10.

<sup>14</sup> Palm Springs Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," (undated), 30. The El Paseo Building was extensively altered in the 1950s and partially rehabilitated in 2009.

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International Style modernism made its first appearance in Palm Springs in 1934, with the construction of the Kocher-Samson Building (HSPB-79) on a lot north of the Reid clinic (766 N. Palm Canyon Drive). The two-story mixed-use building, with medical offices on the ground floor and an apartment above, was designed by the firm Kocher and Frey, which was composed of New York architect A. Lawrence Kocher and his Swiss-born business partner, Albert Frey. The building was designed for Kocher's brother, Dr. J.J. Kocher.<sup>15</sup> In the late 1920s Frey worked briefly in Paris for Le Corbusier (Charles-Édouard Jeanneret, 1887-1965), one of the leading modernist architects in Europe, who espoused formal, proportional compositions and declared the house "a machine for living."<sup>16</sup> Frey immigrated to the United States in 1930 and soon afterward began working with Kocher.<sup>17</sup> Frey designed the Kocher-Samson building in response to its desert setting as a cluster of square and rectangular forms enclosing a series of patios and small gardens. Frey traveled to Palm Springs at the end of 1934 to supervise its construction and was instantly attracted to the desert landscape. The partnership with Kocher was amicably dissolved, and in 1935 Frey formed a partnership with a young California architect, John Porter Clark,<sup>18</sup> which was to last for nearly 20 years.<sup>19</sup> Clark and Frey are known as two of the founders of the "Desert Modern" style of architecture.<sup>20</sup>

A large mixed-use building, the Mediterranean Revival-style Pacific Building (784 N. Palm Canyon), was constructed in 1937 at the southeast corner of N. Palm Canyon Drive and E. Tamarisk Road, immediately north of the Kocher-Samson Building and opposite the El Paseo Building.<sup>21</sup> It was built by local contractor Charles Chamberlin, who also constructed the Welwood Murray Memorial Library.<sup>22</sup> The building, with its central courtyard and four-story tiered corner tower, contained retail spaces and offices on the ground floor with

<sup>15</sup> Joseph Rosa, *Albert Frey, Architect* (New York: Rizzoli International Publications, Inc., 1990), 35.

<sup>16</sup> Spiro Kostoff, *A History of Architecture: Settings and Rituals* (New York: Oxford University Press, 1985), 700-701.

<sup>17</sup> Rosa, 26.

<sup>18</sup> John Porter Clark (1905-1991) was born in Iowa, but relocated to Pasadena with his family in 1920. He worked for the firm of Marston, Van Pelt and Maybury before enrolling in the architecture program at Cornell University, from which he graduated with a Bachelor of Architecture in 1928. After graduating, Clark returned to Pasadena where he apprenticed with Garrett Van Pelt, in the architectural firm of Van Pelt and Lind. While working in Pasadena, Clark met Sally and Culver Nichols, a Pasadena realtor who invited him to relocate to Palm Springs. Clark was unlicensed at that time, but produced drawings under the firm name Van Pelt and Lind. In 1935, Clark met Albert Frey, who was in Palm Springs supervising the construction of the Kocher-Samson office building. After the completion of the office building, Clark and Frey formed a partnership that lasted from 1935 to 1937 when Frey returned to New York to work on the Museum of Modern Art. Frey returned to Palm Springs in 1939, and the two resumed a partnership that would last until 1957.

<sup>19</sup> Rosa, *Albert Frey*, 36.

<sup>20</sup> "Albert Frey," PS Modcom, [http://psmodcom.org/?page\\_id=205](http://psmodcom.org/?page_id=205) (accessed March 2015).

<sup>21</sup> *Palm Springs News*, April 8, 1937. "Just completed and now ready for occupancy is the attractive Pacific Commercial building..."

<sup>22</sup> "Pioneer Village Builder, Charles Chamberlin Dies," *The Desert Sun*, XXVII, 77, May 16, 1955, 1a.

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apartments above. The Pacific Building is distinctive for its size and its strong Italian Renaissance Revival design elements, including wide overhanging eaves, corbeled balconies, Tuscan columns, and decorative quoins.

More typical of 1930s commercial development in the area are the one- and two-story Wilson-Sorum Building immediately north of the Reid Clinic at 664 N. Palm Canyon Drive (1937, architect Charles O. Matcham),<sup>23</sup> built around a central courtyard; and the modest, one-story Clifton Dental Building (1936) at 700 N. Palm Canyon Drive and designed by Brewster & Benedict.<sup>24</sup> The Clifton building is a hybrid of Spanish Colonial Revival and Modern or Moderne elements, with a clay tile roof, plaster walls, and steel sash casement windows that wrap the building's corners.

A number of small hotels, apartment hotels, and bungalow courts were constructed in the Las Palmas Business Historic District in the 1930s along N. Indian Canyon Drive. The apartments and bungalow courts were built primarily to accommodate seasonal visitors, rather than as long-term multi-family housing, and most were designed in the prevailing Spanish Colonial Revival style. Representative examples include the bungalow court of Los Arboles (later the Indian Manor Hotel) at 784 N. Indian Canyon Drive (1935), the Ambassador Apartment Hotel (later the Spanish Inn and now the Triada Hotel) at 640 N. Indian Canyon Drive (1936), and the Colonial House Hotel, later Howard Manor and now the Colony Palms Hotel, at 572 N. Indian Canyon Drive (1936). The Colonial House occupies the entire block bounded by N. Indian Canyon Drive, E. Granvia Valmonte, Via Chica, and E. Via Colusa. It was built for casino owner Al Wertheimer.<sup>25</sup> The San Jacinto Hotel, now the Movie Colony Hotel, at 726 N. Indian Canyon drive (1935) was designed by Clark and Frey.<sup>26</sup> The distinctive building features clusters of minimalist, plaster-clad

<sup>23</sup> The Pennsylvania-born Charles O. Matcham (1903-1980) earned both his undergraduate and graduate degrees from Yale University. Upon graduation he moved to Los Angeles where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt in Los Angeles from 1932-1936. He was a frequent visitor to the Palm Springs area and opened an office there from 1934-1938 where he did mostly residential work. In 1940 he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting the use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the City's first Building and Safety Department, and the local adoption of the Uniform Building Code (1937-40). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute.

<sup>24</sup> This was attributed to John Porter Clark per the Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," undated, 22. That attribution is incorrect, and it has been confirmed as the work of Brewster & Benedict by Steve Vaught. It appears that John Porter Clark added the covered drive.

<sup>25</sup> Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," (undated), 7.

<sup>26</sup> Due to alterations, the Movie Colony Hotel was identified as part of this study as a non-contributor to the district; however, additional photograph evidence is needed in order to confirm the extent of alterations.

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cubist volumes that later had to be altered with the addition of covered porches and awnings to block the desert sun.<sup>27</sup>

### **Las Palmas Business Historic District: World War II & Post-World War II**

No new buildings were constructed in the Las Palmas Business Historic District during World War II. Palm Springs and the surrounding desert played an important role in the war effort: what would become Palm Springs International Airport was established as an Air Corps landing field;<sup>28</sup> General George S. Patton established the Desert Training Center at Fort Young, an hour east of Palm Springs, to train his troops for the North African campaign; and the El Mirador Hotel was temporarily converted into Torney General Hospital, a 1,600 bed military hospital. But following the Japanese attack on Pearl Harbor in December 1941, significant material resources and labor were dedicated to the war effort, and nearly all private construction ceased for the duration of the conflict.

In the post-World War II era, the area that is now the Las Palmas Business Historic District continued the northward expansion of the main commercial center that started in the 1930s; however, development during this period consisted primarily of infill construction on undeveloped lots. Some simplified Spanish Colonial Revival buildings were constructed during this period, but the predominant architectural style in the district in the postwar years, as throughout Palm Springs, was Modern. The city's post-war boom of tourists and seasonal residents coincided with the rise in popularity of Modernism across the United States. This created, in Palm Springs, a perfect storm – an unusually high proportion of young architects, trained in the tenets of Modernism, who settled and practiced in Palm Springs after the war, combined with clients and developers willing to experiment with adventurous, unconventional designs. Architecture in Palm Springs from this period reflected this fortuitous convergence and expressed a wide range of Modern interpretations in the designs of residential, commercial, and institutional buildings, leaving the city with an unusually large and fine concentration of mid-20<sup>th</sup> century Modern design.

Commercial architecture in Palm Springs from this period increasingly served two purposes: the need for tourist-oriented buildings for seasonal residents and visitors, and the need for practical daily services, such as offices, banks, shops, and gas stations, for the growing population of permanent residents. In the Las Palmas Business Historic District, as throughout the city, buildings continued to be low in scale, predominantly one but occasionally two stories in height. Setbacks along N. Palm Canyon Drive are relatively

<sup>27</sup> Rosa, 36-37.

<sup>28</sup> This would be the city's second municipal airport. The first, founded in 1934, was located on leased land in Section 14, on a parcel bounded by Alejo Road, Sunrise Way, Tahquitz Canyon Way, and Avenida Caballeros.

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## **Las Palmas Business Historic District**

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consistent, with most buildings having only a minimal setback from the sidewalk. Setbacks are more varied along N. Indian Canyon Drive. The updated Sanborn map from 1962 illustrates development in the district during this period (Figure 6).

The postwar tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale and were often oriented around a central landscaped area or pool; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Examples within the district include the Crawford Apartments, an early motor court at 855 N. Indian Canyon Drive (1945; now the Village Inn);<sup>29</sup> and the Del Hai Mo Lodge at 641 N. Palm Canyon Drive (1952).

Clark and Frey designed a number of commercial buildings in the district in the late 1940s and early 1950s. These include their own office building (1947) at 875-879 N. Palm Canyon Drive, a two-story mixed-use building with retail on the ground floor and the architects' offices above; the Late Moderne-style Dollard Building (1947) at 687 N. Palm Canyon Drive; the Turonnet Building (1949) at 707-749 N. Indian Canyon Drive; and the one-story, minimalist Nichols Building (1953) at 891-895 N. Palm Canyon Drive.

A noteworthy medical office building from this period is the Backstrom-Reid Building at 666 N. Palm Canyon Drive. Local developer and designer Howard Lapham constructed the two-story medical office building for Dr. Henry Reid and his business partner, Robert G. Backstrom.<sup>30</sup> The building is framed by its flat roof and end wall panels that form a continuous folded plane over the building and a *porte-cochère* that leads to the parking lot at the rear. The façade is articulated with stone veneer, decorative metal screens, and an exterior staircase leading to the second story.

Infill development continued in the district in the ensuing decades, continuing the pattern of sporadic development and varied architectural styles established in the 1930s.

<sup>29</sup> Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," (undated), 11.

<sup>30</sup> Historic Site Preservation Board, "Las Palmas Business Historic District Building Histories," (undated), 19. Although some sources attribute the design of this building to Haralamb Georgescu, with whom Lapham was associated, Georgescu's biographical information indicates that he did not begin working with Lapham until 1959, after the Backstrom-Reid building was constructed.

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The Las Palmas Business Historic District was evaluated using local eligibility criteria established in the Historic Preservation Ordinance, section 8.05.010 of the Palm Springs Municipal Code. The district meets local Criterion 6, which defines a historic district as “a significant and distinguishable entity whose components may lack individual distinction.” The district and the contributing buildings further represent local Criteria 3, 4, and 5, which are defined as:

- (3) That reflects or exemplifies a particular period of the national, state or local history.
- (4) That embodies the distinctive characteristics of a type, period or method of construction.
- (5) That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value.

The district as a whole is eligible under Criterion 3 as a contiguous geographic area within the city’s larger commercial center that reflects significant trends in commercial development from both the pre- and post-World War II eras. It is eligible under Criteria 4 and 5 for its collection of architecturally significant properties, property types, and/or works by master architects.

In order to be considered a contributor to the Las Palmas Business Historic District, an individual property cannot simply date to the period of significance. It must reflect an important development pattern associated with the district, and it must retain the physical integrity required to convey that significance. Contributing properties represent the following eligibility criteria:

**Criterion 3 (Period of History)**

- Buildings from the 1920s may be eligible as early and rare commercial development in the area; or for reflecting the influence of important early pioneers or merchants on commercial development; or for reflecting the importance of the health and wellness or tourism industries.
- Buildings from the 1930s may be eligible as early, good, or prominent examples of commercial development representing the northward expansion of the commercial district during this period, in response to increased tourism and residential development in neighboring tracts.
- Buildings from the post-World War II era may be eligible for reflecting the continued growth of the city and the importance of the tourism industry.

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#### Criterion 4 (Distinctive Characteristics of a Type of Style)

- As a good, prominent, or noteworthy example of a particular architectural style, reflecting quality of design and distinctive design details. Early examples represent period revival and early modernist styles; post-World War II examples reflect the importance of Modernism in Palm Springs and the influence of the modern era on architecture.
- As a good or rare example of a property type that is significant within the context of the district.

#### Criterion 5 (Work of a Master)

- As the work of a master architect.

#### Integrity Considerations

In addition to meeting the applicable eligibility criteria, a historic district and the individual contributors must retain historic integrity in order to convey that significance. In order for a historic district to be eligible for designation, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.<sup>31</sup> Some alteration to individual buildings may be acceptable provided that the building retains its ability to convey its historic significance. A greater degree of alteration may be acceptable for buildings that represent an important commercial development trend or pattern (Criterion 3), or for buildings that represent a rare building type; however, buildings that are eligible as good examples of a property type, architectural style, or work of a master architect (Criteria 4 or 5) must retain most of the physical features that constitute the type or style. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

#### Building Evaluations

An evaluation of each building within the district has been conducted as part of this study. Evaluations include alterations (both confirmed through permit research and visible in the field), an assessment of each building's historic integrity, and a justification for contributing or non-contributing status. The current evaluations and recommendations are illustrated in the map in Figure 7. Additional information about each property is included in the data

<sup>31</sup> Integrity thresholds follow guidance established by the National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service), 1995.

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sheets that accompany this memo. A summary table is included for reference on pages 16-18. Note that buildings are identified as potential contributors based on available information and physical integrity at the time of the evaluation; should additional information be obtained, or should a building be rehabilitated in the future to more accurately reflect its historic appearance, its status could be re-considered at that time.

There are four single-family residences that were identified as contributing buildings in 1986; these properties do not reflect significant trends and patterns in the business district and do not contribute to the significance of the district as an expansion of Palm Springs' commercial center. Therefore, it is recommended that the district boundaries be redefined to exclude those properties from the district, and that they be re-classified as individual Class 1 structures.

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Address	1986 Evaluation	2015 Recommendation
175 E El Alameda	Contributor	Contributor
265 E Via Altamira	Contributor	Class 1
500-552 N Indian Canyon Dr	--	Non-contributor; remove from boundary
572 N Indian Canyon Dr	Contributor	Contributor
640 N Indian Canyon Dr	Contributor	Non-contributor
700-726 N Indian Canyon Dr	--	Non-contributor
701-729 N Indian Canyon Dr	--	Non-contributor
783 N Indian Canyon Dr	Contributor	Contributor
784 N Indian Canyon Dr	Contributor	Non-contributor
805 N Indian Canyon Dr / 149 E Tamarisk Rd	Contributor	Contributor
814 N Indian Canyon Dr	Contributor	Class 1
840 N Indian Canyon Dr	Contributor	Class 1
855 N Indian Canyon Dr	--	Contributor
860 N Indian Canyon Dr	--	Non-contributor; remove from boundary
888 N Indian Canyon Dr	--	Non-contributor; remove from boundary
538-550 N Palm Canyon Dr	Contributor	Contributor
600 N Palm Canyon Dr	--	Non-contributor
621 N Palm Canyon Dr	--	Non-contributor; remove from boundary

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Address	1986 Evaluation	2015 Recommendation
622 N Palm Canyon Dr (Reid Clinic/Alcazar)	Contributor	Non-Contributor
622 N Palm Canyon Dr (Cheeky's)	--	Non-contributor
639-647 N Palm Canyon Dr	--	Non-contributor; remove from boundary
648-650 N Palm Canyon Dr	Contributor	Non-contributor
655 N Palm Canyon Dr	--	Non-contributor; remove from boundary
664 N Palm Canyon Dr	--	Contributor
666 N Palm Canyon Dr	--	Contributor
675 N Palm Canyon Dr	--	Non-contributor; remove from boundary
687 N Palm Canyon Dr	--	Contributor
700 N Palm Canyon Dr	Contributor	Contributor
707-749 N Palm Canyon Dr	--	Contributor
750 N Palm Canyon Dr	--	Non-contributor
756 N Palm Canyon Dr	--	Non-contributor
766 N Palm Canyon Dr	--	Contributor
768-796 N Palm Canyon Dr / 139 E Tamarisk Rd	Contributor	Contributor
777 N Palm Canyon Dr	--	Non-contributor
787 N Palm Canyon Dr	--	Non-contributor
800 N Palm Canyon Dr	Contributor	Contributor
803 N Palm Canyon Dr	--	Non-contributor

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Address	1986 Evaluation	2015 Recommendation
830 N Palm Canyon Dr	--	Non-contributor
844 N Palm Canyon Dr	Contributor	Non-contributor
849 N Palm Canyon Dr	--	Non-contributor
850 N Palm Canyon Dr	--	Non-contributor
861-867 N Palm Canyon Dr	--	Non-contributor
865 N Palm Canyon Dr	--	Non-contributor
875-879 N Palm Canyon Dr	--	Contributor
882 N Palm Canyon Dr	--	Non-contributor
891-899 N Palm Canyon Dr	--	Contributor
894 N Palm Canyon Dr	Contributor	Non-contributor
276 E Granvia Valmonte	--	Class 1
275 E Tamarisk Rd	--	Contributor

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**FIGURE 1: LAS PALMAS BUSINESS HISTORIC DISTRICT: BOUNDARY AS DEFINED BY THE CITY (SOURCE: CITY OF PALM SPRINGS)**

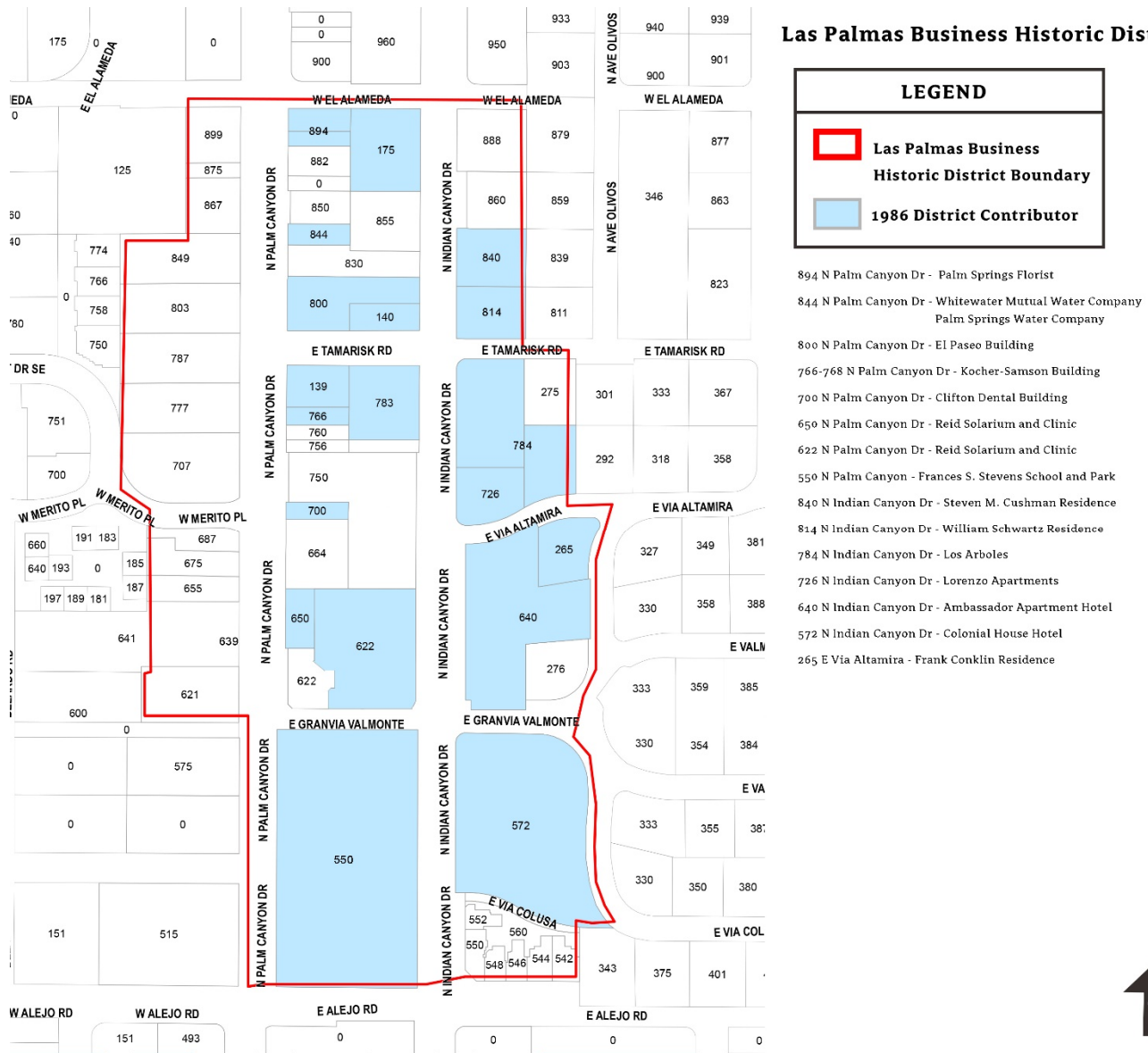
#### MEMO

# City of Palm Springs Las Palmas Business Historic District

#### HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915  
Telephone 626 793 2400, Facsimile 626 793 2401  
[www.historicresourcesgroup.com](http://www.historicresourcesgroup.com)





## MEMO

# City of Palm Springs

## Las Palmas Business Historic District

**HISTORIC RESOURCES GROUP**

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## Las Palmas Business Historic District - 1929

21

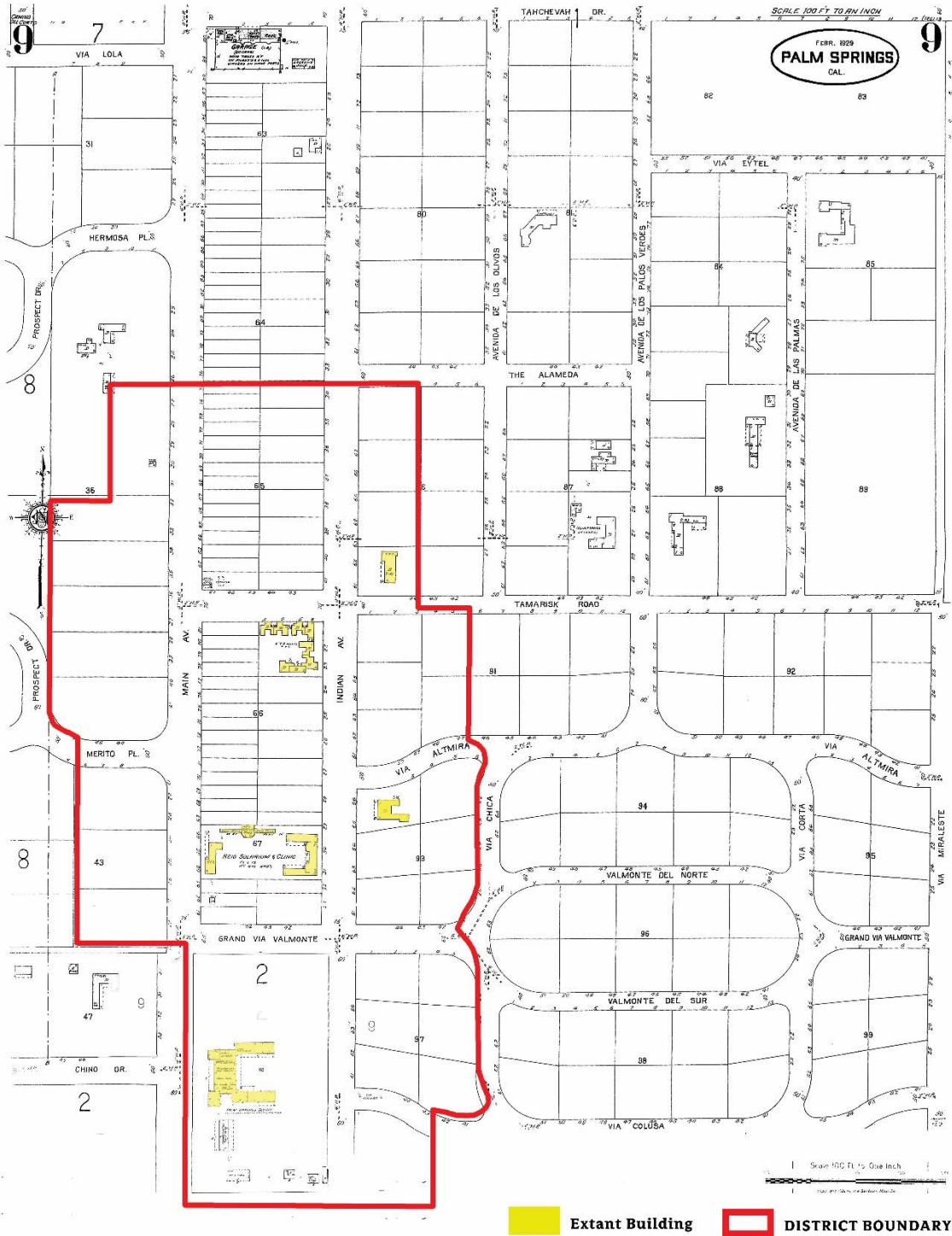


FIGURE 3: 1929 SANBORN MAP

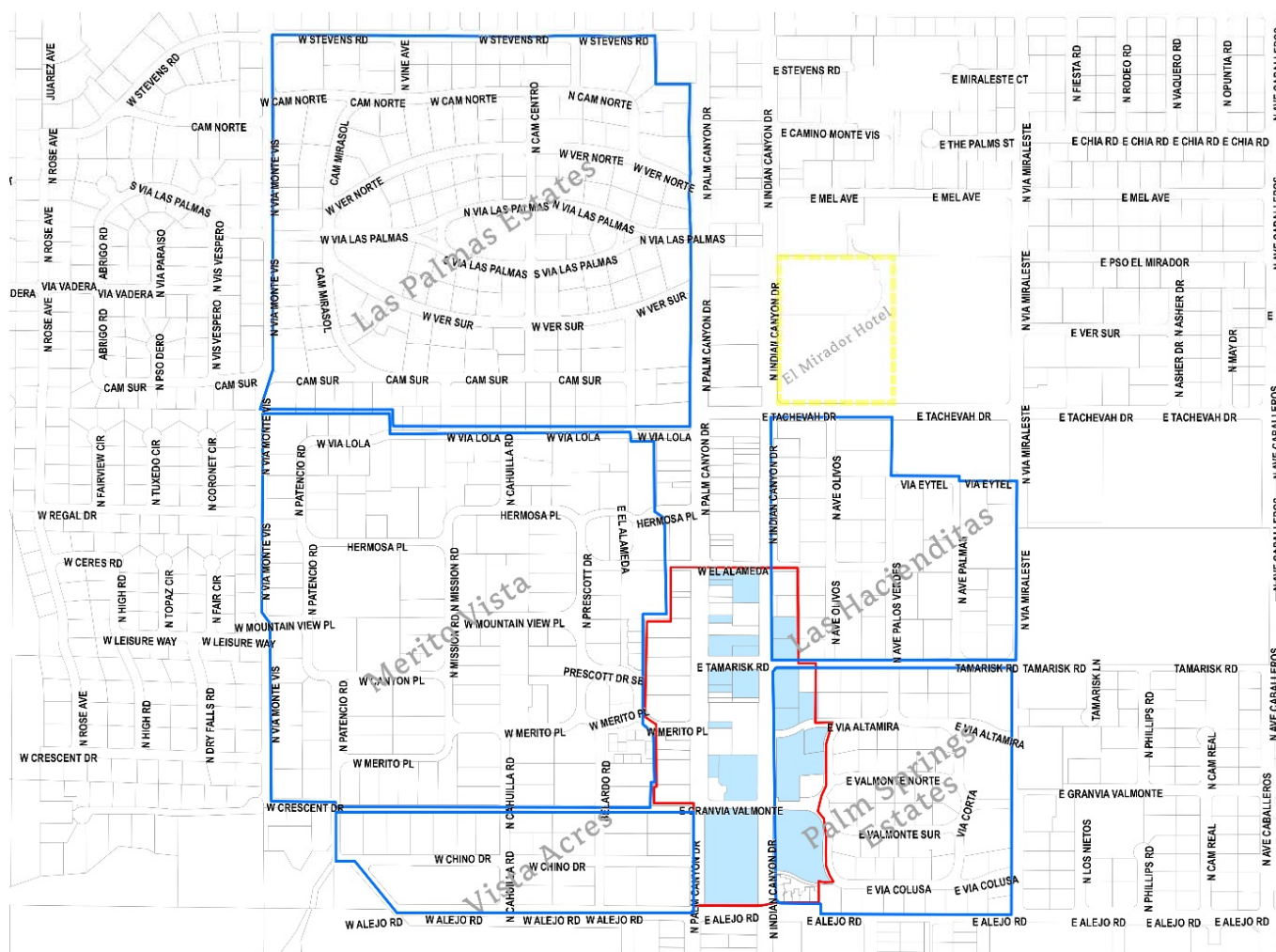
### MEMO

# City of Palm Springs Las Palmas Business Historic District

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# Las Palmas Business Historic District Study Map with Tract Development



**FIGURE 4: RESIDENTIAL TRACTS ADJACENT TO THE LAS PALMAS BUSINESS HISTORIC DISTRICT**

## MEMO

# City of Palm Springs Las Palmas Business Historic District

## HISTORIC RESOURCES GROUP

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Las Palmas Business Historic District Decade Map



FIGURE 5: PARCEL DEVELOPMENT BY DECADE

## MEMO

# City of Palm Springs

## Las Palmas Business Historic District

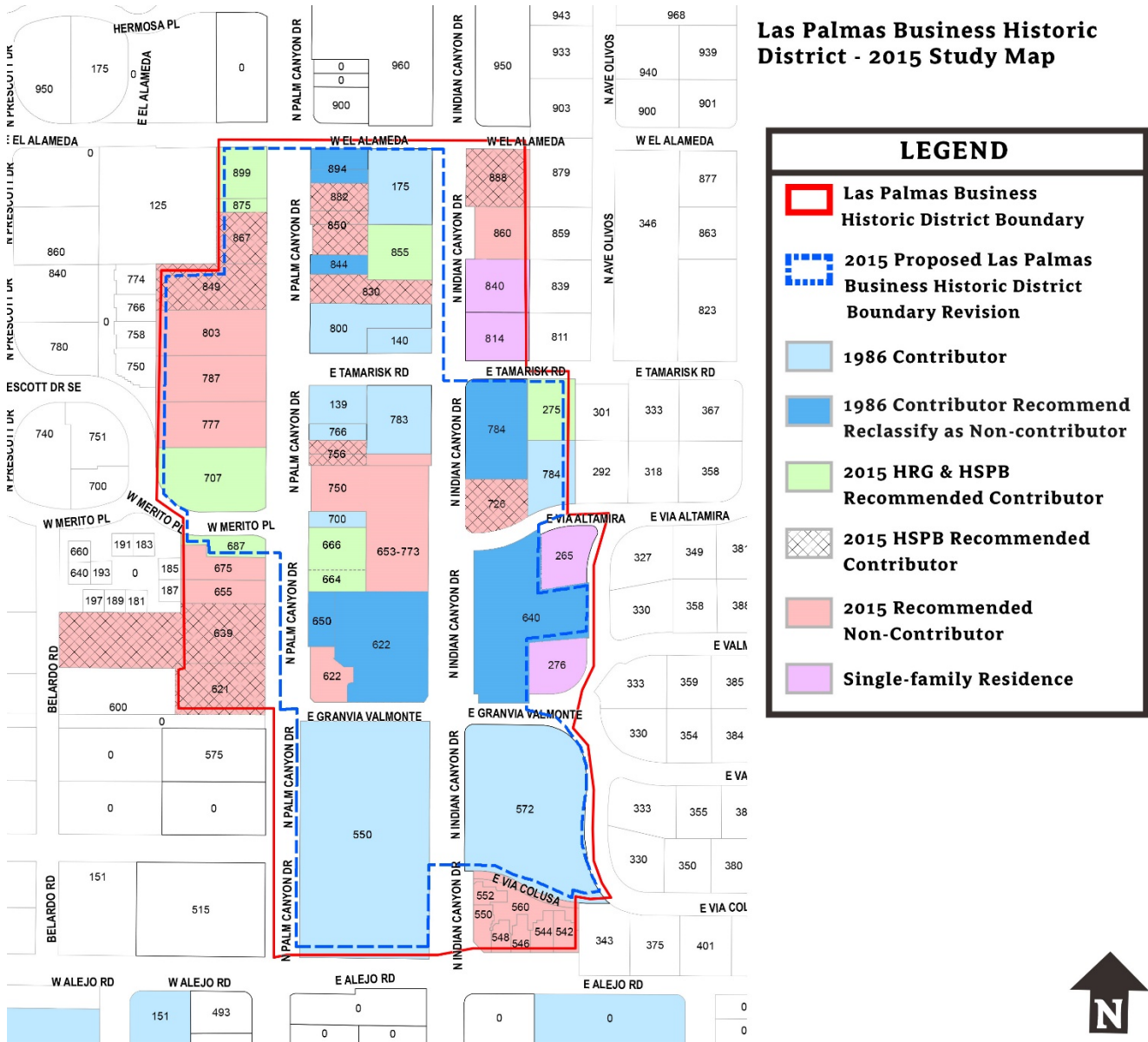
## HISTORIC RESOURCES GROUP

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**FIGURE 6: 2015 SURVEY RECOMMENDATIONS**

**MEMO**

# City of Palm Springs Las Palmas Business Historic District

**HISTORIC RESOURCES GROUP**

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## Appendix F: Palm Springs Survey Property Data Forms

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

Assessor Parcel Number

508531067

Additional APNs

2016 Status Code

5S3

Address 277

Direction

E

Prefix

Street

Alejo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1965

Date from Research

Date Source

Architect Engen, Donal

Architect Source

Builder Meyer & Koozin (developer)

Original Owner

Other Owner(s)

Historic Name

Common Name

Villa Alejo

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 2

Current Use Multi-family residence

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Three-story configuration with simple geometric forms

Flat roof with cantilevered canopies

Concrete and metal screens

Unadorned wall surfaces with little decorative detailing

Plaster wall panels

Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows

Rectangular plan with central courtyard; asymmetrical composition; balconies with metal railings or plaster parapets; decorative fascia at roof overhang; concrete entrance steps; double doors (primary) with circular medallions and fixed sidelights

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1965

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features, including the flat roof with cantilevered canopies, concrete and metal screens, and decorative fascia.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. The 57-unit Villa Alejo is a Mid-century Modern-style building on a 2 3/4-acre site containing one- and two-bedroom units and four 3,000 square foot penthouses. The square-shaped plan wrapped around landscaped grounds with mineral pool, gymnasium, putting green, paddle tennis, ping pong, shuffle board, and other recreational facilities. Decks and patios of the units open onto the interior courtyard. Villa Alejo was developed by Meyer and Koozin.

Assessor Parcel Number

507274003

Additional APNs

2016 Status Code

5S1

Address 1148

Direction

E

Prefix

Street

Alejo

Suffix

Rd

Location

Guest entrance 1145 E Via Colusa

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research

Date Source

Architect Williams, E. Stewart

Architect Source

Builder

Original Owner

Sinatra, Frank

Other Owner(s)

Gardner, Ava; Garland, Judy (Movie Colony House); Hart, Moss; Sanders, Marc

Historic Name

Common Name

Sinatra Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Movie Colony

Resource Attribute HP2. Single family property

☒ Located in a District?

District Movie Colony

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

77

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate. (HSPB-77).

**Notes/Additional Information**



Assessor Parcel Number

508060038

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1555

Direction

E

Prefix

Street

Alejo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1965

Date from Research

Date Source

Architect Whittemore, Hal C.

Architect Source

Builder Schlange Construction Company

Original Owner

Other Owner(s)

Historic Name United Methodist Church

Common Name

United Methodist Church

**RESOURCE INFORMATION**

Original Use Institutional

Stories 2

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP16. Religious building

☐ Located in a District?

District

Architectural Style Late Modern

Additional Style Expressionist

**CHARACTER DEFINING FEATURES**

Bold geomteric volumes

Large expanses of unrelieved wall surfaces

Uniform use of concrete cladding

Little or no applied ornament

Irregular plan and asymmetrical composition; flat roof with overhang; clerestory windows; concrete wall planes with rounded corners and overlapping edges; stained, leaded glass wall at primary façade; double wood doors (primary); site features include a reflecting pool

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Access ramp with metal guardrail added

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1965

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Late Modern/Expressionist ecclesiastical architecture by noted Southern California church designer Hal C. Whittemore. It features quality of design and distinctive details including bold geometric volumes, concrete wall planes with overlapping edges, and a leaded, stained glass wall.

**Notes/Additional Information**

The population growth in Palm Springs accelerated in the 1950s, bringing a demand for civic and institutional necessities such as schools, religious buildings, libraries, museums, a city hall and police headquarters, as well as offices, stores, and housing. Usually designed by local architects, these buildings often reflected the progressive symbolism of Modernism. United Methodist Church was designed by architect Hal C. Whittemore. Hal Case Whittemore was a Los Angeles-based architect who specialized in church architecture. During World War II, Whittemore served in the aviation division of the US Navy. After the war, he attended the University of Michigan, where he studied architecture. After graduation, he moved to California and set up practice in 1955. Between 1960 and 1962, he formed a brief partnership with Judson Wright Pittam, AIA. Whittemore is best known for the Bel Air Presbyterian Church (1961), for which he received a Merit Award from the National Conference on Church Architecture. Other works include La Tijera United Methodist Church (1958), Presbyterian Church of Pacific Palisades (1961), Trinity United Presbyterian Church (1968) in Santa Ana, and the North Valley YMCA (1969). In 1962, Whittemore's design for the "Skychalet," a do-it-yourself A-frame kit home, was featured at the 1962 Los Angeles Home Show and covered generously in the Los Angeles Times. For the United Methodist Church, J.B. Thompson created the cast metal cross in the reflecting pool; the stained glass window was created by Jos Maes Stained Glass. (Source: umpcs.org)

Assessor Parcel Number

513082038

Additional APNs

2016 Status Code

5S1

Address 151

Direction

W

Prefix

Street

Alejo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1930

Date from Research

Date Source

Architect Martin, Albert; Harrison, Richard (1964 alterations)

Architect Source Patrick McGrew (Desert Spanish)

Builder Hicks, Alvah

Original Owner

Other Owner(s)

Historic Name

Common Name

Our Lady of Solitude Catholic Church

**RESOURCE INFORMATION**

Original Use Institutional

Stories 1

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP16. Religious building

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

15

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-15).

**Notes/Additional Information**

Designed by Albert Martin, architect of Los Angeles City Hall. The land was purchased from the Southern Pacific Railroad. John F. Kennedy attended mass here when visiting Palm Springs. In addition to JFK, New York mayor James J. Walker also worshipped here during his 1931 stay at The Willows.

Assessor Parcel Number

513070008

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 421

Direction

W

Prefix

Street

Alejo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

1925

Date Source

The Committee of Twenty-Five, The First Sixty-Five Years 1948-2013 by Steve Vaught

Architect

Tanner, William Charles (Original); Frey, Albert (additions); Williams, E. Stewart (Additions); Hajjar, Bill (Remodel); Cioffi, Jim (Remodel/Dining Room)

Architect Source

Steve Vaught

Builder

Original Owner

O'Donnell, Thomas A.

Other Owner(s)

Milnor, Nathan F.; Dougherty, Frank C.; City of Palm Springs

Historic Name

Common Name

Ojo del Desierto Gate Lodge; O'Donnell Gate Lodge; John Kline Residence; Committee of Twenty-Five

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

Open eaves; exterior plastered chimney; wood lintels and projecting wood sills; cut-out wood plank shutters; porch with wood posts and beam

**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced

**CUSTOM ALTERATIONS**



**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1925

Criterion

A/1/1, 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1948

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as the former gate lodge to Ojo del Desierto. Ojo del Desierto (HSPB-19 and listed in the National Register of Historic Places) was the winter home of oilman Thomas O'Donnell, a Desert Inn regular, and his wife Dr. Winnifred Willis Jenney. Constructed in 1925 on the hillside above the Desert Inn, Ojo del Desierto was designed by William Charles Tanner, who was simultaneously working on the Desert Inn, and built by Alvah Hicks on land that had been owned by Nellie Coffman. It is also significant as the headquarters of the Committee of Twenty-Five, an important local institution that has been housed in the gatehouse since 1948.

**Notes/Additional Information**

Built as the gate lodge to the Thomas A. O'Donnell Estate, Ojo Del Desierto, the lodge was occupied from 1927 (or earlier) until 1946 by John Kline and his family. A close friend and former chauffeur of Mr. O'Donnell, Kline became the manager of the Desert Golf Course, which he superintended for decades until his death at 77 in 1958. In 1948, the gate lodge was converted into a private club, The Committee of Twenty-Five, which continues to lease the property. The Committee of Twenty-Five's member did, and continues to, include some of the foremost members of the desert community as well as figures of national and international prominence. The Committee of Twenty-Five has hosted presidents Eisenhower, Nixon, and Ford as well as educators, actors, scientists, corporate leaders, political figures, military, and aviation giants. Senator Joe McCarthy; General Jimmy Doolittle; aviatrix Jackie Cochran; Ambassador Walter Annenberg; Merv Griffin; Arnold Palmer; T. Boone Pickens, among others, have all been guests of the Committee of Twenty-Five. (via Steve Vaught) Note: Alejo Road was known as North Street until 1930.

Assessor Parcel Number

513110054

Additional APNs

2016 Status Code

1S

1CS

5S1

Address

447

Direction

W

Prefix

Street

Alejo

Suffix

Rd

Location

412 W. Tahquitz Canyon Way

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1925

Date from Research

Date Source

Architect

Tanner, William Charles

Architect Source

Palm Springs Preservation Foundation

Builder

Hicks, Alvah

Original Owner

O'Donnell, Thomas A.

Other Owner(s)

Milnor, Nathan F.; Palm Springs Desert Museum; Conrad, Dr. Tracy; Marut, Dr. Paul

Historic Name

Common Name

Ojo del Desierto (Eye of the Desert); O'Donnell House

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

19

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-19 and listed in the National Register of Historic Places).

**Notes/Additional Information**

William Charles Tanner was an artist and draftsman based first in Riverside and then Hollywood, who was not a licensed architect but who managed to secure some of the most important projects in Palm Springs in the 1920s, including the revamped Desert Inn and Ojo del Desierto ("Eye of the Desert"). Ojo del Desierto (HSPB-19 and listed in the National Register of Historic Places), the winter home of oilman Thomas O'Donnell, a Desert Inn regular, and his wife Dr. Winnifred Willis Jenney, is one of the best examples of the Spanish and Mediterranean Revival in Palm Springs. Constructed in 1925 on the hillside above the Desert Inn, Ojo del Desierto was designed by Tanner, who was simultaneously working on the Desert Inn, and built by Alvah Hicks on land that had been owned by Nellie Coffman. The house was built of reinforced concrete, clad in plaster to resemble adobe, and topped with a clay tile roof. Cantilevered wood balconies shield the house from the sun, and French doors open to tiled patios and a large stone terrace with a commanding view over the city. The interior features tile floors, hooded fireplaces, exposed wood trusses, wrought iron balconies, and Mudejar-style paneled wood doors.

Assessor Parcel Number

513351008

Additional APNs

2016 Status Code

7R

Address

385

Direction

Prefix

Street

Alta Vista

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1938

Date from Research

Date Source

Architect

Clark & Frey; Guest house and remodel: Clark & Frey (1950)

Architect Source

Joseph Rosa, Albert Frey, Architect/1983 Survey Form

Builder

Wilson & Sorum

Original Owner

Ludington, Wright Saltus

Other Owner(s)

Benois, Louis; Hamel, Alan; Somers, Suzanne

Historic Name

Ludington Residence

Common Name

Ludington Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Unknown/not visible

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1950

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The main house may be significant as an example of pre-World War II residential development, representing an important period of growth and development in the city. The 1950 guest house may be significant as the work of prominent local architect Albert Frey. However, the property is not visible from the public right-of-way; therefore, the evaluation could not be completed.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.



Assessor Parcel Number

513082018

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 190

Direction

W

Prefix

Street

Amado

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1957

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Palm Springs Chamber of Commerce

**RESOURCE INFORMATION**

Original Use

Civic

Stories

1

Current Use

Civic

Tract/Neighborhood

Resource Attribute

HP14. Government building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Storefront replaced

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original storefront has been replaced and it is not an excellent or distinctive example of Mid-century Modern architecture; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

508041009

Additional APNs

2016 Status Code

7R

Address 333

Direction

E

Prefix

Street

Amado

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1970

Date from Research

Date Source

Architect Victor Gruen Associates

Architect Source MidCenturyPalmSprings.com

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Palm Springs Main Post Office Building

**RESOURCE INFORMATION**

Original Use Civic

Stories 1

Current Use Civic

Tract/Neighborhood

Resource Attribute HP14. Government building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Flat roof

Unadorned wall surfaces

Concrete wall panels

Square plan; compact massing; semi-recessed entrance portico with tapered concrete columns; paired rectangular windows at panel joints

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

Storefront windows may have been replaced

**2016 Status Code**

		7R
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**

Assessor Parcel Number

510130065

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address

2630

Direction

Prefix

Street

Anza

Suffix

Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

CHRD

Architect

Unknown

Architect Source

1983 DPR form

Builder

Unknown

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Demolished; new building on property

--



**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
510140009							
<b>Address</b>	2715	<b>Direction</b>		<b>Prefix</b>		<b>Street</b>	Anza
						<b>Suffix</b>	Tr
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1939	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Unknown		
<b>Architect Source</b>	1983 DPR form		
<b>Builder</b>	Unknown		
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to primary facade, Addition to rear/side facade, Extensively altered, Windows replaced - all

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

510140012

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 2733

Direction

Prefix

Street Anza

Suffix Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Garage door replaced; security grilles added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**



Assessor Parcel Number

510140013

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 2805

Direction

Prefix

Street Anza

Suffix Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1952

Date from Research 1947

Date Source 1983 survey form

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it does not appear to represent early development and it is not an excellent example of a style or type; therefore it does not appear eligible for historic designation.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	
511032013			5S1
<b>Address</b>	1070	<b>Direction</b>	E
<b>Prefix</b>		<b>Street</b>	Apache
<b>Suffix</b>	Rd		
<b>Location</b>			

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1957	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Palmer & Krisel		
<b>Architect Source</b>			
<b>Builder</b>	Alexander Construction Company (Developer)		
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Apache Rd. Alexander House		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Twin Palms Estates
<b>Resource Attribute</b>	HP2. Single family property	<input checked="" type="checkbox"/> Located in a District?	<b>District</b> Twin Palms Estates

<b>Architectural Style</b>	Mid-century Modern	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

--

**2016 Status Code**

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

74

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-74).

**Notes/Additional Information**

In addition to its individual designation, this property is a contributor to the potential Twin Palms Estates Historic District. The Twin Palms Estates Historic District is eligible for listing in the National Register, the California Register, and as a local historic district. It is significant under Criterion A/1/3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city. It is the first residential development in Palm Springs by the Alexander Construction Company. It is significant under Criterion C/3/4,5 as an excellent and intact collection of Mid-century Modern residential architecture designed by prominent architects Palmer & Krisel. William Krisel also served as the landscape architect for the project.

**Assessor Parcel Number**

510070001

**Additional APNs**

510070031

**2016 Status Code**

3S

3CS

5S3

**Address** 1750**Direction** S**Prefix****Street** Araby**Suffix** Dr**Location** Araby to West, small private drive to north**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor** 1960**Date from Research** 1960-1961**Date Source****Architect** Berkus, Barry A.**Architect Source****Builder** Trudy Richard Company (developer)**Original Owner****Other Owner(s)****Historic Name** Park Imperial South**Common Name**

Park Imperial South

**RESOURCE INFORMATION****Original Use** Multi-family residence**Stories** 1**Current Use** Multi-family residence**Tract/Neighborhood****Resource Attribute** HP3. Multiple family property☐ Located in a District?**District****Architectural Style** Mid-century Modern**Additional Style****CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in wood and steel

Plaster and patterned concrete block used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows

Clustered residential units; square plans; overhanging folded plate roofs; recessed flush wood doors (primary) with sidelights; attached post-and-beam carports with flat roofs

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



		<b><u>2016 Status Code</u></b>		3S	3CS	5S3
<b><u>PREVIOUS SURVEY EVALUATION</u></b>						
City Historic Resources Database	Yes	HRI Code		2003 Status Code	5S3	
HSPB No.						

<b><u>2016 EVALUATION</u></b>		National Register	3S	California Register	3CS	Local	5S3
Period of Significance	1960		Criterion	A/1/3			
Context	Post-World War II Palm Springs (1945-1969)						
Theme	Post-World War II Multi-family Residential Development (1945-1969)						
Sub-theme							

Period of Significance	1960		Criterion	C/3/4			
Context	Architectural Styles & Local Practitioners						
Theme	Post-World War II Modernism						
Sub-theme	Mid-century Modern						

Period of Significance			Criterion				
Context							
Theme							
Sub-theme							

#### Statement of Significance

Park Imperial South is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an example of a Mid-century Modern garden apartment designed by noted architect Barry Berkus, reflecting design and planning principles from the period.

#### Notes/Additional Information

Park Imperial South (1960, B. A. Berkus and Associates) was developed by the Trudy Richards Company (the father and son developer team of Jack Weiss and Rickard L. Weiss). Advertised as a “resort home” in a “country club community,” Park Imperial South represented the Trudy Richards Company’s venture into condominium development along with its sister Palm Springs development, Park Imperial North. Exclusivity was a hallmark of Park Imperial marketing, emphasizing that the “private garden, swimming pool and lounging areas...may be used only by the owners of the individual residences and their invited guests.” As with other developments of the time, the “maintenance free” aspect and “virtually complete hotel service (maid, linen, clean up)” clearly positioned Park Imperial South for the resort home market. Further, the tax benefits of homeownership, “including use for rental income or business purposes,” emphasized the economic benefits of such an investment. For the design of Park Imperial South and North, the Weisses turned to young architect Barry Berkus. In Park Imperial South, the architect clustered units in groupings of three or four units around a central landscaped garden. Each two-bedroom+den/two-bathroom floor plan was designed for entertaining with a large living room, bar, enclosed private patio, and a garden dining court. Floor to ceiling glass windows and sliding doors looked out to the garden, while clerestory windows allowed for light and privacy. The Mid-century Modern style, post-and-beam units featured long low-lines, folded plate rooflines, and concrete block. In the design, Berkus also incorporated the emerging technology of “stress skin panels” with sheer properties permitting greater expanses of glass to be used. The last of the Park Imperial South units were completed in December of 1961. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC’s School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus’ first major clients was William Levitt, a real estate developer often called the “Father of American suburbia.” During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands, and Woodbridge Landing in Irvine.

**Assessor Parcel Number**

510031001

**Additional APNs**

510031002; 510031003; 510031004; 510031005; 510031006; 510031007; 510

**2016 Status Code**

3S

3CS

5S3

**Address** 1881**Direction** S**Prefix****Street** Araby**Suffix** Dr**Location****2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor** 1972**Date from Research** 1959**Date Source****Architect** Doty, Charles W.**Architect Source****Builder****Original Owner****Other Owner(s)****Historic Name** Coco Cabana**Common Name**

Coco Cabana

**RESOURCE INFORMATION****Original Use** Commercial**Stories** 1**Current Use** Multi-family residence**Tract/Neighborhood****Resource Attribute** HP3. Multiple family property☐ Located in a District?**District****Architectural Style** Mid-century Modern**Additional Style****CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces; usually with little or no decorative detailing

Plaster exterior wall finish

Clustered organization around shared central garden; irregular plan; single light steel casement windows; slumpstone party walls and exterior chimneys; flush wood doors; wood pergolas

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1959

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1959

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II hotel, reflecting the growth of the tourism industry during the postwar era; and as an excellent example of Mid-century Modern commercial architecture and the garden apartment type. It reflects design and planning principles from the period, including the clustered organization around shared central garden with lush landscaping, flat roofs with wide overhanging eaves and cantilevered canopies; single light steel casement windows; and slumpstone party walls and exterior chimneys.

**Notes/Additional Information**

As a result of increased demand for tourist accommodations and housing, post-World War II commercial hotel/multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. CoCo Cabana (also known as Coco Cabana and Co Co Cabana) was originally constructed by Los Angeles businessman Skipper Baumgarten (1946-2008) in 1959 as a hotel. Baumgarten amassed considerable wealth in the surety bond business. His associated companies included Surety Associates Holding Company (of which he was president) and its subsidiary American Contractors Indemnity Corporation. Baumgarten was also a holder of a number of land investments including the 1983 sale of Pacific Telephone Co-workers camp to the state of California to house prison inmates. Coco Cabana consists of 31 units; in plan, the attached units are in a U-shaped configuration anchored at the southern section of the parcel with additional attached units at the center of the parcel. Walls for each unit angle slightly to provide some privacy, a necessity given the large amount of shared walls between the units. All units open onto a lushly landscaped garden area with recreational facilities including the pool and two tennis courts. The Mid-century Modern-style complex featured six floorplans of two-bedroom/two-bath and one-bedroom/one-bath plans. The simple, flat-roofed designs eliminated windows on the front facades in favor of views towards the interior gardens. Many units also had private patios enclosed by lush landscaping with mature citrus trees. Palm trees dotted the landscape throughout the property. In 1978, Coco Cabana was converted from a hotel into condominiums with the assistance of Fey's Canyon Estates Realty. CoCo Cabana appears to have functioned as an apartment hotel well into the 1980s.

Assessor Parcel Number

510140016

Additional APNs

2016 Status Code

7R

Address

2045

Direction

S

Prefix

Street

Araby

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1950

Date from Research

c. 1935

Date Source

Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Hamshan, Dr. and Mrs. Wes

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

Current Use

Single-family residence

Tract/Neighborhood

Araby Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming."



Assessor Parcel Number

510232001

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 2223

Direction

S

Prefix

Street Araby

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research

Date Source

Architect Unknown

Architect Source 1983 DPR form

Builder Unknown

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Araby Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Ranch

Additional Style Hacienda

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming."

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	
510232020			7R
<b>Address</b>	2275	<b>Direction</b>	S
		<b>Prefix</b>	
<b>Street</b>	Araby	<b>Suffix</b>	Dr
<b>Location</b>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1950	<b>Date from Research</b>	1926
<b>Date Source</b>	Desert Sun		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	El Dumpo Adobe		

**RESOURCE INFORMATION**

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Araby Tract
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Adobe Construction	<b>Additional Style</b>	

**CHARACTER DEFINING FEATURES**


Front portion of building may be remnant of reported 1926 adobe structure. Remainder of building is later slumpstone construction.

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1926

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1926

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

19th Century Methods of Construction &amp; Architectural Styles

Sub-theme

Adobe Construction

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It was constructed in 1926, making it one of the earliest residences in the Araby Tract. Although there appears to be a large addition, the original building is still evident. If it can be confirmed that the property is adobe construction, then due to rarity of the type, it would be eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." The house may represent a rare local example of adobe construction. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter.

Assessor Parcel Number

510241037

Additional APNs

2016 Status Code

5S3

Address

2350

Direction

S

Prefix

Street

Araby

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1926

Date from Research

Date Source

Architect

Miller, Lee

Architect Source

City Historic Resources Database

Builder

Original Owner

Giannini-Somavilla

Other Owner(s)

Marston, Marley

Historic Name

Giannini-Somavilla

Common Name

Marston Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Araby Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, L-shaped plan

Low, horizontal massing with wide façade

Low-pitched gable roof with open overhanging eaves and clay barrel tiles

Divided light wood sash windows (picture and casement)

Wide, covered front porch with stone columns

Stone walls and retaining wall; horizontal wood siding at gables; interior stone chimney; stone steps, piers, and parapet

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1926

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1926

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as the work of master builder Lee Miller.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." There are stone features on many residences in the neighborhood, including stone walls scattered throughout. This was the first house to be built in Araby Hills. It has been attributed to prominent local building Robert Lee Miller. Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.

Assessor Parcel Number

510270006

Additional APNs

2016 Status Code

6L

Address 2500

Direction

S

Prefix

Street

Araby

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

Date Source

Architect

Miller, Lee

Architect Source

Builder

Miller, Lee

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Araby Cove

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Residential Vernacular

Additional Style

**CHARACTER DEFINING FEATURES**


Stone walls

**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Remnant of original stone house

--

**2016 Status Code**

		6L
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

--

HRI Code

--

2003 Status Code

--

HSPB No.

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

6L
----

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1930

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Method of Construction

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is a remnant of the compound of rock houses built by Lee Miller. It is significant as an example of early residential development, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials. There may not be sufficient historic fabric remaining for historic designation of the property; however, these remnant features warrant special consideration in the local planning process.

**Notes/Additional Information**

Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as "Hopi Village" in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone "Casa Contenta, Perle Wheeler Martin" Residence (c. 1933) were among them. Wheeler resided in the "Araby rock house" well into the late 1930s. Four extant rock structures located at the end of the present-day private drive at 2540 S. Araby Drive match historic images of the Miller Residence and the Wheeler Martin Residence. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.

Assessor Parcel Number

510270022

Additional APNs

2016 Status Code

5S3

Address

2540

Direction

S

Prefix

Street

Araby

Suffix

Dr

Location

2500 S Araby, 2540 S Araby, 2550 S Araby

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1933

Date from Research

c.1925-1933

Date Source

Architect

Miller, Lee

Architect Source

Builder

Miller, Lee

Original Owner

Miller, Lee

Other Owner(s)

Arthur, Michael; Nahodil, Robert L.

Historic Name

Round House; Lee Miller House

Common Name

Round House

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Araby Cove

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Residential Vernacular

Additional Style

**CHARACTER DEFINING FEATURES**


Polygonal plan; stone walls; hipped roof with clay barrel tiles; exterior stone chimney; divided light steel sash windows (casement and fixed picture); circular accent window; wood plank door

**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible

--

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1925-1933

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1925-1933

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Method of Construction

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This evaluation is for the "Round House." It is significant as an example of pre-World War II residential development, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials.

**Notes/Additional Information**

Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as "Hopi Village" in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone "Casa Contenta, Perle Wheeler Martin" Residence (c. 1933) were among them. Wheeler resided in the "Araby rock house" well into the late 1930s. Four extant rock structures located at the end of the present-day private drive at 2540 S. Araby Drive match historic images of the Miller Residence and the Wheeler Martin Residence. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.



Assessor Parcel Number

510270004

Additional APNs

2016 Status Code

5S3

Address 2550

Direction

S

Prefix

Street

Araby

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1929

Date from Research

Date Source

Architect Miller, Lee

Architect Source Steve Vaught

Builder Miller, Lee

Original Owner

Other Owner(s)

Levy, David Merritt

Historic Name Rock House

Common Name

Rock House

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Araby Cove

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Residential Vernacular

Additional Style

**CHARACTER DEFINING FEATURES**


Rock walls; flat roofs; steel casement windows

**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Remnants of early rock houses

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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1929

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Method of Construction

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials.

**Notes/Additional Information**

Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as "Hopi Village" in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone "Casa Contenta, Perle Wheeler Martin" Residence (c. 1933) were among them. Wheeler resided in the "Araby rock house" well into the late 1930s. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish styles through observing existing adobes and pattern books.

**Assessor Parcel Number**

508081003

**Additional APNs**

508081702

**2016 Status Code**

5S3

**Address**

210

**Direction**

E

**Prefix****Street**

Arenas

**Suffix**

Rd

**Location**

210-224 E Arenas Rd; 300-302 E Arenas Rd; 305-321 E Arenas Rd

**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor****Date from Research**

1966

**Date Source**

Desert Sun 11/14/1966

**Architect**

Wexler, Donald (attributed)

**Architect Source****Builder****Original Owner****Other Owner(s)****Historic Name**

Save-Way

**Common Name****RESOURCE INFORMATION****Original Use**

Commercial

**Stories**

1

**Current Use**

Commercial

**Tract/Neighborhood****Resource Attribute**

HP6. 1-3 story commercial building

☐ Located in a District?**District****Architectural Style**

Mid-century Modern

**Additional Style****CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with precast channel slab concrete roof

Unadorned wall surfaces with no decorative detailing

Plaster and brick exterior wall panels

Metal framed storefront

Grouping of three identically detailed commercial buildings on both sides of E Arenas Road; fronted by elevated concrete terraces with concrete planters

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1966

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as a cluster of Mid-century Modern style commercial buildings designed by prominent local architect Donald Wexler as a cohesive unit. They are significant as a grouping, and exhibit distinctive features including flat roofs with prominent precast channel slab concrete roofs, similar to those employed by Wexler & Harrison at the 1960 Pitt & Rosin building (105 S. Indian Canyon).

**Notes/Additional Information**

This property is erroneously listed in the City Historic Resources Database as 200 E. Arenas, which is a commercial building that has been altered (not eligible). This evaluation is for the buildings at 210-302 E Arenas Rd; 200 N Indian Canyon Dr; and 305-321 E Arenas Rd. A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. This group of commercial buildings has been attributed to Donald Wexler, but it is not included in the project list in Steel and Shade: The Architecture of Donald Wexler. Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
508086002							
<b>Address</b>	449	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Arenas
						<b>Suffix</b>	Rd
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>		<b>Date from Research</b>	c. 1965
<b>Date Source</b>	Visual observation		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Royal Springs Apartments		

#### RESOURCE INFORMATION

<b>Original Use</b>	Multi-family residence	<b>Stories</b>	3
<b>Current Use</b>	Multi-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP3. Multiple family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Windows replaced - all
------------------------

#### CUSTOM ALTERATIONS

--



**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It does not appear to be an excellent example of its style or type and it has been altered; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

513142003

Additional APNs

2016 Status Code

5S3

Address

200

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1947

Date from Research

1951

Date Source

Desert Sun (3/23/1951)

Architect

Burns, Herbert W.

Architect Source

Builder

Burns, Herbert W.

Original Owner

Lloyd S. Whaley, Home Investment Company

Other Owner(s)

Historic Name

Common Name

Holiday House Apartments; Chase Hotel

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Tennis Club

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One and two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces; little or no decorative detailing

Plaster and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows and sliding doors

Rectangular plan around central patio and pool; shed roof over west (rear) entrance; stone veneer wall panels, piers, and raised planters; steel sash casement windows; glass block accent windows; flush wood doors

**GENERAL ALTERATIONS**

Addition to upper story, Windows replaced - some

**CUSTOM ALTERATIONS**

Second story added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1951

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1951

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	6Z	6Z	6Z
513151039					
<b>Address</b>	239	<b>Direction</b>	W	<b>Prefix</b>	
		<b>Street</b>	Arenas	<b>Suffix</b>	Rd
<b>Location</b>					

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1928	<b>Date from Research</b>	1928 or earli
<b>Date Source</b>	1928 Palm Springs Telephone Exchange Directory		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Pearson, Henry C.		
<b>Other Owner(s)</b>	Martin, Walter J.		
<b>Historic Name</b>			
<b>Common Name</b>	Pearson Residence; Arenas Lodge		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Chimney altered, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all
---

#### CUSTOM ALTERATIONS

All windows replaced; security door added
---

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

This property was erroneously listed on the Citywide Historic Resources Database at 339 W Arenas. The correct address is 239 W Arenas. The former Arenas Lodge was originally built as a private residence for internationally-known expert on India rubber, Henry C. Pearson. Although the date of construction is unknown, the main structure and original garage appear on the 1929 Sanborn. Pearson first came to Palm Springs in 1920 and purchased the land that became Deep Well Ranch. It was Pearson who drilled the eponymous deep well at the ranch (at 700 feet) before selling the property. Pearson was considered the foremost authority on India rubber and he was responsible for the citation for India rubber in the Encyclopedia Britannica. He was also the author of numerous other books & pamphlets on the subject. Pearson converted his home into the Arenas Lodge at some point during the early 1930s. The Lodge is listed as early as 1935 in the Desert Sun. B. Pearson had sold the lodge to Walter Martin prior to his death at 78 in 1936. (via Steve Vaught) Arenas Road was known as Park Street prior to 1930.



Assessor Parcel Number

513141015

Additional APNs

2016 Status Code

5S1

Address 330

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

330-338 W Arenas Rd; 175 S Cahuilla Rd

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936 (330) Date from Research

Date Source

Architect Clark, John Porter (330); Cody, Harold Bryant (338)

Architect Source Desert Sun 6/5/1936 (330); Desert Sun 3/1/1935 (338)

Builder

Original Owner Pole, Reginald (338); Crocker, Francis (330)

Other Owner(s)

Crocker, Francis (338)

Historic Name

Common Name

El Rincon Apartments (330); Reginald Pole Adobe; Lloyd Wright Residence; Tibbet Residence; Casa Cody

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Commercial

Tract/Neighborhood

Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No. 59

**2016 EVALUATION**

National Register

California Register

Local 5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HPSB-59).

**Notes/Additional Information**

330 W Arenas: Originally two duplex apartment structures built for Francis Crocker on the grounds of the old Reginald Pole Adobe, which he had purchased in 1935. Together, Crocker turned the combined structures into the El Rincon Apartments. 338 W Arenas: One of the oldest extant houses in Palm Springs, the Reginald Pole Adobe, which is now a part of the Casa Cody Inn complex, was built in 1916 and designed by pioneer architect Harold Cody. Reginald Pole was a well known poet/playwright/lecturer with many famous friends, some of whom came to visit him at his winter home including Charles Chaplin and Madame Alla Nazimova. During the construction of the Oasis Hotel, the adobe was taken over by architect Frank Lloyd Wright Jr. It is not clear if Wright owned the adobe or merely rented it but it became known locally from that point forward as the "Frank Lloyd Wright Adobe." Opera and film star Lawrence Tibbett had an unusual history with the house. As a young man, unknown in the theatrical world, he helped build the house, digging the basement and mixing adobe for the bricks. Decades later, he would reside in the adobe after achieving fame in the grand opera and Hollywood. In 1935, the house was purchased by Francis Crocker, who incorporated it into his El Rincon Apartments property @ Cahuilla and Arenas. Still later, both properties became a part of the Casa Cody Inn. (via Steve Vaught)

Assessor Parcel Number

513141011

Additional APNs

2016 Status Code

5S1

Address 370

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research

Date Source

Architect Burns, Herbert W.

Architect Source CHRD

Builder Burns, Herbert W.

Original Owner Burns, Herbert W.

Other Owner(s)

Historic Name

Common Name

Town & Desert Inn/ The Hideaway

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Commercial

Tract/Neighborhood

Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

90

5S1

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-90).

**Notes/Additional Information**

The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

513470002

Additional APNs

508086003; 508086004; 508086005; 508086006

2016 Status Code

5S3

Address 400

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1956

Date from Research

Date Source

Architect Burns, Herbert W.

Architect Source

Builder Burns, Herbert W.

Original Owner Burns, Herbert W.

Other Owner(s)

Historic Name The 400

Common Name

The 400

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood Tennis Club

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces; little or no decorative detailing

Plaster, brick and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows and sliding doors

U-shaped plan around central patio garden and pool; stone accent wall; brick planters and piers; steel sash windows and sliding glass doors; glass block accent windows

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Some sliding doors have been replaced and security screens added on internal façades



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1956

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; and as a good example of Mid-century Modern commercial architecture. It is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

513470001

Additional APNs

2016 Status Code

7R

Address 458

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1929 or earli

Date Source

1929 Sanborn and Palm Springs Telephone Exchange Directory

Architect

Architect Source

Builder

Original Owner

Chaffey, John R.E.

Other Owner(s)

Historic Name

Chaffey Residence

Common Name

El Poco Lodge; Andalusian Court

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Commercial

Tract/Neighborhood

Tennis Club

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable roof with clay barrel tiles

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city; and for its association with important early pioneer John Chaffey. However it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Now part of the Andalusian Court Inn, this property was originally the residence of pioneer real estate developer John R.E. Chaffey, who resided in the home from at least 1929 to 1942. The 1929 Sanborn shows two dwellings on the property: 458 W Arenas and what is now 460 W Arenas. By 1949, the property was converted to the El Poco Lodge, and in 1950, additional structures were added to the property. (via Steve Vaught)

Assessor Parcel Number

513132017

Additional APNs

2016 Status Code

5S3

Address

529

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1931

Date from Research

c. 1928

Date Source

1929 Sanborn

Architect

Architect Source

Builder

Original Owner

McManus, Pearl and Austin

Other Owner(s)

Pearson, Humphrey; Linn, Sula E.; Evans, Norris B.

Historic Name

McManus Guest Cottage

Common Name

Humphrey Pearson Residence; Sula's Lodge; Arenas Gardens West Hotel; Arenas Gardens

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Commercial

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Pueblo Revival

Additional Style

**CHARACTER DEFINING FEATURES**

H-shaped plan

Flat roof with undulating parapet

Plastered chimneys with hoods

Plaster exterior wall finish with wide expanses of unadorned wall surfaces

Divided light wood sash windows

Wood pergola over recessed entrance

**GENERAL ALTERATIONS**

Addition to rear/side facade, No major alterations, Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1928

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property represents pre-World War II residential development in Palm Springs, representing an important period of growth and transition in the city. Although it has been altered, it still conveys its historic association and therefore remains eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. This property was built as a speculative house by Pearl and Austin McManus and used as a guest cottage. The McManuses built a number of speculative houses throughout their various subdivisions, and often used them as rental properties before they were sold. In the mid-1930s, the house was occupied by screenwriter Humphrey Pearson who adapted The Ruggles of Red Gap (1935) to the screen. He also wrote the screenplay for Palm Springs (1936), which starred Frances Langford and newcomer David Niven.



Assessor Parcel Number

513580062

Additional APNs

2016 Status Code

5S3

Address

544

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1946

Date from Research

1939 or earli

Date Source

1939 Palm Springs City Directory

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Outcault, Richard F.

Historic Name

Common Name

Outcault Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan

Low, horizontal massing with wide street façade

Low-pitchedgable roof with open overhanging eaves and clay barrel tiles

Plaster and board-and-batten siding

Wide, covered front porch with square plastered piers

Wood plank shutters, and attic vents in gable ends

Wood, divided light French doors on porch

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Richard F. Outcault Jr. was the son of legendary cartoonist Richard F. Outcault Sr., considered father of the modern comic strip and best remembered for "The Yellow Kid" and "Buster Brown" cartoons. Young Outcault and his sister Mary Jane were the inspiration for the Buster Brown comics. After giving his children a brindle bull terrier named "Tige," the senior Outcault was so amused by their antics he began drawing a cartoon based on them. Outcault Jr. was the model for "Buster Brown," Mary Jane became "Mary Jane" and Tige was "Tige." During the 1930s, Outcault Jr. became an important figure in village life. He formed a partnership with his brother-in-law Frank J. Pershing, relative of another famous figure, Gen. John J. Pershing, and together they built the Town House Apartment-Hotel on Belardo. Outcault was active in civic affairs, serving on the newly-incorporated city's first Planning Commission. He was also a member of the Chamber of Commerce and was a founder of the Palm Springs chapter of the Boy Scouts. His sons, Dick and John, were popular villagers as well with the boys even writing a column for the Desert Sun during their high school years. John Outcault became an architect and was responsible for numerous designs in Palm Desert. (via Steve Vaught)

Assessor Parcel Number

513580061

Additional APNs

2016 Status Code

5S1

Address 562

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1955

Date from Research

Date Source

Architect Burns, Herbert W.

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name Village Manor Hotel

Common Name

Orbit In

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces; little or no decorative detailing

Plaster and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows and sliding doors

Overlapping roof planes; canopies supported on clustered posts; wall of vertical metal louvers over street-facing windows; stone piers and planters

**GENERAL ALTERATIONS**

Addition to rear/side facade

**CUSTOM ALTERATIONS**

Concrete block screen wall and metal gate added; bar and metal pergola constructed in patio; metal equipment screen added to roof

**2016 Status Code**

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 95

**2016 EVALUATION**

National Register

California Register

Local 5S1

Period of Significance

1955

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1955

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; and as a good example of Mid-century Modern commercial architecture. It is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). This property was designated locally in 2016 (HSPB-95).

Assessor Parcel Number

513131023

Additional APNs

2016 Status Code

5S3

Address 601

Direction

W

Prefix

Street

Arenas

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1955

Date from Research

Date Source

Architect Burns, Herbert W.

Architect Source

Builder

Original Owner

Petty, Allen and Joanne

Other Owner(s)

Historic Name

Desert Hills Hotel

Common Name

Desert Hills Hotel

**RESOURCE INFORMATION**

Original Use Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Wood, plaster, brick and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows and sliding doors

U-shaped plan around patio garden and pool; glass block accent windows; brick piers and planters; stone accent wall; plaster accent wall with battered ends, vertical strip windows, and continuous coping/surround

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**



**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1955

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Commercial Development (1945-1969)

**Sub-theme****Period of Significance**

1955

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

507234016

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 850

Direction

N

Prefix

Street

Arquilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story massing

Low-pitched hipped or gable roof with boxed eaves

Plaster veneer exterior walls

**GENERAL ALTERATIONS**

Door (primary) replaced, Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; solar panels added to street-facing roof; garage door replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It does not appear to be an excellent example of its style or type, and it has had some alterations; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

507510032

Additional APNs

2016 Status Code

5S3

Address 1400

Direction

N

Prefix

Street

Avenida Caballeros

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1961

Date from Research

Date Source

Architect Korver, Otto J.

Architect Source Desert Sun

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Church of Jesus Christ of Latter Day Saints

**RESOURCE INFORMATION**

Original Use Institutional

Stories 1

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP16. Religious building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Cruciform plan; prominent cross gable roof with boxed eaves and angled rake; angled plaster wall with chevron pattern; stone veneer accent walls; asymmetrically located primary entrance with double wood doors and sidelights; attached, flat roofed ancillary building with vertical strip windows, cement plaster walls, and stone veneer accent wall; steeple with square plan, cement plaster veneer, and spire

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1961

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern ecclesiastical architecture. It exhibits quality of design and distinctive features including its prominent gable roof with angled rakes and stone-veneered accent walls.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.



Assessor Parcel Number

511390047

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 296

Direction

E

Prefix

Street

Avenida Granada

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1961-1967

Date Source

Architect

Palmer & Krisel

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Canyon View Estates

Common Name

Canyon View Estates

**RESOURCE INFORMATION**

Original Use

Multiple family property

Stories

Current Use

Multiple family property

Tract/Neighborhood

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One -story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Variety of rooflines, including flat, low-pitched gable, and folded plate with wide overhanging eaves and rakes

Patterned and perforated concrete block screen walls

Unadorned wall surfaces; usually with little or no decorative detailing

Concrete block and stone used as exterior wall panels or accent materials

Flush-mounted metal frame windows and sliding doors, and clerestory windows

Flush doors with fixed sidelights

Attached carports

The complex consists of attached residential units in clusters of two and four, grouped around communal swimming pools and landscaped garden areas; landscaping includes palms trees, pedestrian paths, and ample green space

**GENERAL ALTERATIONS**

Carport altered or enclosed, Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Some unit doors and windows have been replaced, and some carports have been converted to garages.

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1961-1967

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Multi-family Residential Development (1945-1969)

Sub-theme

Period of Significance

1961-1967

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Canyon View Estates is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an excellent example of a Mid-century Modern garden apartment designed by prominent architects Palmer & Krisel, reflecting planning and design principles from the period.

**Notes/Additional Information**

Canyon View Estates was developed by well-known Palm Springs developer Roy Fey of Feybor, Inc. The irregularly-shaped development is bordered by San Jose Road on the north, the north side of Avenida Granada on the south, the west side of Calle Palo Fierro on the east, and Sky View Drive and South Palm Canyon Drive on the west. The 164-unit development was marketed as "Luxurious, carefree desert living in a beautifully-designed country like setting. Condominium living amid park-like gardens, expansive lawns and emerald putting greens." The location near Canyon Country Club in the "fashionable south end" was also a selling point. Fey commissioned prominent architects Palmer & Krisel to design the development, and William Krisel was responsible for the design. Krisel remembers, "[Fey] was, of course, thinking of a multi-story apartment building, but I immediately said I didn't think that was appropriate. I thought phasing from single-family homes to condos should be a gradual step where it really was a single-story building with your own individual front door and your own terrace and parking space, but there would be common recreational facilities." Fey did not advertise the pedigree of his architects, preferring to build his own brand. "Prestige homes for people of prestige, who appreciate the very best. Spacious and fully carpeted, these homes are replete with custom cabinetry, all electric kitchens, private patios, individual carports and services areas—specifically developed by Roy Fey for those that enjoy carefree gracious living among gracious friends." The architect's original choice of materials included varied types of concrete block, stucco and glass. According to Krisel, Fey added stone veneers to the mix at the time of construction. The development was subdivided in six phases starting in 1961, with the first phase being the self-contained parcel bordered by San Jose Road on the north, Canyon Vista Drive on the south, Sierra Madre Drive on the east and Skyview Drive on the west. The first units were constructed in 1962. This early development would set the architectural agenda for the development but not the planning agenda. The first twenty-eight units were developed in cluster groups of two and four units, however, they were arranged in a typical circular plan with the pool at center and all units facing views of the lushly landscaped grounds. The remaining five phases were developed north to south. This time, however, the units were laid out using an innovative perimeter and cul-de-sac design which offered the opportunity for more units, greater privacy of those units, and a dynamic visual cadence of diagonal vistas within the interior landscaped areas. Each of these five phases/clusters also included their own private pool areas. Three of the additional five phases began in 1963, with phase four in 1964-1965, and a final phase in 1967.

Assessor Parcel Number

508353029

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 445

Direction

E

Prefix

Street

Avenida Hokona

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Shumann Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palm Highlands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, rectangular plan

Low-pitched gable roofs with clay barrel tiles and open eaves

Low, horizontal massing with wide street façade

Plaster veneer exterior walls

Divided light steel sash windows

Wide, covered front porch with wood posts

Brick chimney with clay chimney pot

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; however, aerial photographs indicate that there has been a substantial addition to the rear and side

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

Assessor Parcel Number	Additional APNs	2016 Status Code	6Z	6Z	6Z
<input type="text"/>	<input type="text"/>				
Address	485	Direction	E	Prefix	<input type="text"/>
		Street	Avenida Hokona		
Suffix	<input type="text"/>				
Location	1595 S Calle Palo Fierro				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor	1953	Date from Research	<input type="text"/>
Date Source	<input type="text"/>		
Architect	<input type="text"/>		
Architect Source	<input type="text"/>		
Builder	<input type="text"/>		
Original Owner	<input type="text"/>		
Other Owner(s)	<input type="text"/>		
	<input type="text"/>		
Historic Name	<input type="text"/>		
Common Name	<input type="text"/>		

**RESOURCE INFORMATION**

Original Use	Single-family residence	Stories	1
Current Use	Single-family residence	Tract/Neighborhood	Palm Highlands
Resource Attribute	HP2. Single family property	<input type="checkbox"/> Located in a District?	District <input type="text"/>

Architectural Style	<input type="text"/>	Additional Style	<input type="text"/>
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**CHARACTER DEFINING FEATURES**

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
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<input type="text"/>
<input type="text"/>
<input type="text"/>

**GENERAL ALTERATIONS**

<input type="text"/>
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**CUSTOM ALTERATIONS**

DEMOLISHED
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

508346018

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 273

Direction

Prefix

Street Avenida Ortega

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Vista Del Oro

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palm Highlands

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Some openings altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been substantially altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

Assessor Parcel Number

507164002

Additional APNs

2016 Status Code

7R

Address 888

Direction

N

Prefix

Street

Avenida Palmas

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1951

Date from Research

1952

Date Source

Shulman archive

Architect

Cody, William F.

Architect Source

Cody archive

Builder

Original Owner

Perlberg, William

Other Owner(s)

Historic Name

Perlberg Residence

Common Name

Perlberg Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Las Hacienditas

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves

Unadorned wall surfaces; usually with little or no decorative detailing

Plaster exterior wall cladding

Flush-mounted metal frame fixed windows and sliding doors

Masonry garden wall; mature landscaping

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from the public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an example of Mid-century Modern residential architecture designed by prominent architect William F. Cody. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. At the Perlberg House, Cody explored simple forms with flat or gently sloping shed roofs that reduced the dimensions of column and roof structures to a minimum, creating a light profile.



Assessor Parcel Number

507163010

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 925

Direction

N

Prefix

Street

Avenida Palmas

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1932

Date from Research c. 1925

Date Source 1929 Sanborn

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Grill, Ernest

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Las Hacienditas

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Extensively altered, Wall cladding replaced

**CUSTOM ALTERATIONS**

Not fully visible from public-right-of way; appears substantially altered based on comparison of current aerial photos with 1929 and 1962 Sanborn maps

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel.

Assessor Parcel Number

507164001

Additional APNs

2016 Status Code

5S1

Address 928

Direction

N

Prefix

Street

Avenida Palmas

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

Date Source

Architect

Byers, John; Neff, Wallace (1959 alterations)

Architect Source

SV (Byers); HSPB (Neff)

Builder

Original Owner

Nolan, Julian St. John; Jordan, Emily Nolan

Other Owner(s)

Grant, Cary

Historic Name

Common Name

The Cary Grant Estate; Jordan Estate

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

2

Current Use

Single-family residence

Tract/Neighborhood

Las Hacienditas

Resource Attribute

HP2. Single family property



Located in a District?

District

The Movie Colony

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

75

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-75).

**Notes/Additional Information**

Assessor Parcel Number

507154005

Additional APNs

2016 Status Code

5S3

Address 953

Direction

N

Prefix

Street

Avenida Palmas

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1933

Date from Research 1929

Date Source Desert Sun 9/27/1929

Architect

Architect Source

Builder

Original Owner Sears, Edmund H.

Other Owner(s)

Felice, G.A. & Perrelli, John

Historic Name

Common Name

Sandacre

**RESOURCE INFORMATION**

Original Use Single family property

Stories 2

Current Use Single family property

Tract/Neighborhood Las Hacienditas

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles and dentil cornice

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

Round arched openings

Balcony with plaster corbels and wrought iron railing

Large estate property; octagonal tower on primary façade

**GENERAL ALTERATIONS**

Addition to rear/side facade, Garage added, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1929

Criterion

A/1/1, 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. This property is not fully visible from the public right-of-way; comparison of aerial photographs and the 1962 Sanborn map reveal that the original footprint of the primary residence is present on the site; garage and pool house added.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel.

Assessor Parcel Number

507155016

Additional APNs

2016 Status Code

5S1

Address 982

Direction

N

Prefix

Street

Avenida Palmas

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

1927

Date Source

Desert Sun 11/4/1927

Architect

Architect Source

Builder

Original Owner

de Brabant, Marius and Rachael

Other Owner(s)

Hitchner, R.M.; De Otte, Donald

Historic Name

Common Name

Casa Joaquina; Casino House

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Las Hacienditas

Resource Attribute

HP2. Single family property



Located in a District?

District

The Movie Colony

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

67

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-67).

**Notes/Additional Information**

Assessor Parcel Number

508352001

Additional APNs

2016 Status Code

5S3

Address 485

Direction

E

Prefix

Street

Avenida Palmera

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1941

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Marsh, Ethel; Bruckners, William

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palm Highlands

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Hipped roofs with clay barrel tiles and overhanging eaves

Plaster veneer and wood siding at exterior walls

Steel-sash casement windows with divided lights

One story massing; corner windows; shutters

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1941

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert Ransom, a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s.



Assessor Parcel Number

507154001

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 996

Direction

N

Prefix

Street

Avenida Palos Verdes

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1933

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residenec

Tract/Neighborhood

Las Hacienditas

Resource Attribute HP2. Single family property

☒ Located in a District?

District

The Movie Colony

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

A comparison with the 1962 Sanborn map indicates that the 1933 residence on this property has been demolished.

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

507163006

Additional APNs

2016 Status Code

5S3

Address 828

Direction

N

Prefix

Street

Avenida Palos Verdes

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1932

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Knapp, Isabella (earliest known resident)

Other Owner(s)

Dodge, Ray and Ada; Becker, Charles E. and Winifred; Post, Troy and Louise.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

2

Current Use

Single family property

Tract/Neighborhood

Las Hacienditas

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Monterey Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

One- and two-story height

L-shaped plan

Low-pitched side gable roofs with clay tiles

Brick-veneered exterior walls devoid of surface ornament

Second-floor covered cantilevered balcony across primary façade, with decorative wrought iron supports and railing

Wood-sash double-hung windows with divided lights

Louvered wood shutters

Recessed entrance with paneled wood door and sidelights

**GENERAL ALTERATIONS**

Addition to rear/side facade, Garage added, Windows replaced - some

**CUSTOM ALTERATIONS**

Some windows may have been replaced; wrought iron balcony supports are unusual for the style; additions and alterations noted in 1948 and 1949; possible William Cody addition in 1960

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1932

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1932

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Monterey Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as a rare local example of Monterey Colonial Revival-style residential architecture. It exhibits quality of design and distinctive features, including its brick veneered exterior walls, cantilevered balcony with decorative wrought iron supports, and recessed entrance with paneled wood door and sidelights.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides as well. The earliest known owner of this property is Mrs. Isabella Knapp (likely mother to J.B. Knapp of Union Carbide Co.), who lived here in 1939. She used Allison and Allison to build her Bel Air Home in the 1930s (LA Times 3/23/30). In late 1948, Ray and Ada Dodge of Dodge Manufacturing (trophies) purchased the house (Desert Sun 12/3/48). Dodge made additions in 1948 and 1949 (Desert Sun) and an additional sun porch in 1949. Charles Becker (president of Franklin Life Insurance) purchased the home in 1953. There is a 1960 alteration to the property by William Cody noted in the Cody Archive. The house was purchased in 1962 by Louise and Troy Prost, a financier.

Assessor Parcel Number

508100024

Additional APNs

2016 Status Code

7R

Address 1300

Direction

E

Prefix

Street

Baristo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1975

Date from Research

Date Source

Architect Sandor, Laszlo

Architect Source Desert Sun

Builder

Original Owner Palm Springs Tennis Center

Other Owner(s)

Historic Name

Common Name

Plaza Racquet Club

**RESOURCE INFORMATION**

Original Use Institutional

Stories 1

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP39. Other

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Expressed post-and-beam construction, in wood or steel

Flat roof

Glass used as exterior wall panels

Flush-mounted metal frame fixed floor-to-ceiling windows

Centralized courtyard

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**

Assessor Parcel Number

513202002

Additional APNs

2016 Status Code

5S1

Address

225

Direction

W

Prefix

Street

Baristo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1947

Date from Research

Date Source

Architect

Cody, William F.

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Del Marcos Hotel

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Tennis Club

Resource Attribute

HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

78

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-78).

**Notes/Additional Information**

In 1949 the hotel earned Cody a Creative Mention award from the Southern California Chapter of the American Institute of Architects as an example of new resort hotel architecture.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	378	<b>Direction</b>	W	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Baristo
						<b>Suffix</b>	Rd
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1937	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	Fire Brick House		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	Single-family residence	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text"/>	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

This was noted as the "Fire Brick House" on the City list. The house at 378 W Baristo was of stone construction; perhaps the "Fire Brick House" was the "Hollow House" that stood at 240 S. Lugo. (per Steve Vaught) Baristo Rd was known as Lime Street until 1930.



Assessor Parcel Number

513131020

Additional APNs

513131021; 513131022; 513181023; 513580066

2016 Status Code

5S3

Address 701

Direction

W

Prefix

Street

Baristo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937 Date from Research 1938/1947

Date Source Desert Sun

Architect Ormsby & Steffgen; Jones & Williams; Cody, William F. (1962-1964 - work includes bungalows, clubhouse, hotel, additions and homes)

Architect Source Steve Vaught; Cody Archives

Builder

Original Owner McManus, Pearl

Other Owner(s)

Chaddick, Harry

Historic Name

Common Name

Palm Springs Tennis Club

**RESOURCE INFORMATION**

Original Use Commercial

Stories

Current Use Commercial

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


Grouping of buildings and features on W Baristo Rd, Tennis Club Rd, and S. Tahquitz Dr including lounge/dining room (1947, Jones and Williams), restaurant, bungalows, hotel, oval swimming pool, and tennis courts

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1938-1947

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Hotel &amp; Resort Development

Period of Significance

1947

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an important recreational facility established in the pre-World War II era by Pearl McManus. New buildings constructed after World War II are significant as examples of Mid-century Modern architecture by several prominent architects of the period.

**Notes/Additional Information**

In addition to new hotels and resorts, the rapid increase in tourism in Palm Springs between the World Wars fueled additional commercial development, including shops, restaurants, theaters, and office buildings to serve the growing populations of both seasonal and permanent residents. Pearl McManus opened a Tennis Club at the south end of town in 1937 on a boulder-strewn hillside at the west end of Baristo Road. The original building, altered and expanded in 1947 with a design by Paul R. Williams and A. Quincy Jones, was modeled after a monastery on the Amalfi coast. The club included an elegant oval swimming pool on a stone terrace, flanked by palm trees. The buildings were renovated in 2001-2002. It was published in Architectural Digest, Volume XI No. 4 in 1946, and Progressive Architecture, November, 1947.

**Assessor Parcel Number**

510040034

**Additional APNs**

510040032; 510040031; 510040030; 510040029; 510040028; 510040027; 510

**2016 Status Code**

5S3

**Address** 1802**Direction** S**Prefix****Street** Barona**Suffix** Rd**Location** 1802-1876 S Barona Rd; 1807-1863 Sandcliff Rd; 1800-1886 Sandcliff Rd; 2500-2520 E Morongo Tr**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor** 1964**Date from Research****Date Source****Architect** Barton, Sherwin**Architect Source** Los Angeles Times**Builder****Original Owner****Other Owner(s)****Historic Name** Garden Villas East**Common Name**

Garden Villas East

**RESOURCE INFORMATION****Original Use** Multi-family residence**Stories** 1**Current Use** Multi-family residence**Tract/Neighborhood****Resource Attribute** HP3. Multiple family property☐ Located in a District?**District****Architectural Style** Mid-century Modern**Additional Style****CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Perforated concrete block screen walls

Unadorned wall surfaces with no decorative detailing

Plaster veneered walls

Flush-mounted metal frame windows and sliding doors

Landscaped setbacks with mature olive and palm trees; residential units symmetrically arranged in four clusters around central garden courts with swimming pools

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1964

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Multi-family Residential Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of a Mid-century Modern garden apartment complex, reflecting design and planning principles from the period.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Garden Villas East was developed beginning in 1964. That year, the western half of the parcel was developed with 42 attached units clustered in groups of three or six units per building as Garden Villa. Half of the units were arranged in a circular pattern on the northern half of the parcel, and half in a circle on the southern half of the parcel. This allowed each two- or three-bedroom unit to open up into the enclosed garden area and one of two private swimming pools and cabanas. Decorative concrete block walls on the street-facing façades contrasted with the volumetric Mid-century Modern design of Garden Villa and provide privacy patios for residents and shield the units from parking facilities that were integrated into the perimeters of the overall plan. Period post and frosted-globe light posts dotted the richly landscaped grounds. In 1966, the eastern parcel of the tract for Garden Villa was developed as Sandcliff in a design mirroring the original plan and architecture. 1965 advertisements in the Los Angeles Times confirm this moniker for the western part of Garden Villa, as does existing signage from the period at the complex. The units at Garden Villa continued to be marketed under that name in Los Angeles Times ads well into 1966. Ads touted a Garden Villa lifestyle that would help buyers “live 10 years longer.” A furnished model was available for viewing by prospective buyers at 1828 Barona Drive.

Assessor Parcel Number

510130003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1932

Direction

S

Prefix

Street

Barona

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1945

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--



**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
510130028							
<b>Address</b>	1964	<b>Direction</b>	S	<b>Prefix</b>		<b>Street</b>	Barona
						<b>Suffix</b>	Rd
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1938	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Extensively altered, Wall cladding replaced, Windows replaced - all
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#### CUSTOM ALTERATIONS

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

Assessor Parcel Number

510130040

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1990

Direction

S

Prefix

Street

Barona

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Darling, William S.

Other Owner(s)

Historic Name

Common Name

Darling Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**



Assessor Parcel Number

513070010

Additional APNs

2016 Status Code

5S3

Address 301

Direction

N

Prefix

Street

Belardo

Suffix

Rd

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1927

Date from Research

Date Source

Architect Tanner, William Charles; O'Donnell, Captain J.F. Lucey, and John Kline (Golf Course)

Architect Source

Builder

Original Owner

O'Donnell, Thomas

Other Owner(s)

Historic Name

O'Donnell Golf Club

Common Name

Desert Golf Course

### RESOURCE INFORMATION

Original Use Commercial

Stories

N/A

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

### CHARACTER DEFINING FEATURES

Gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Gatehouse and clubhouse flanking golf course with extensive landscaping including turf fairways and mature trees; golf course retains original configuration bounded by W Alejo Road on the north; N Belardo Road on the east and south, and Mt. San Jacinto on the west

### GENERAL ALTERATIONS

### CUSTOM ALTERATIONS

Clubhouse not fully visible from public right-of-way; according to aerial photographs, golf course appears to retain its general characteristics and configuration

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 5S

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1927-1954

Criterion

A/1/1, 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Retail &amp; Entertainment Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early golf course in Palm Springs associated with prominent resident Thomas O'Donnell.

**Notes/Additional Information**

Thomas A. O'Donnell, an oilman who moved to Palm Springs in the mid-1920s, and built the O'Donnell Golf Club soon after. He purchased the land on which the golf course is now situated in two parcels, in May and December 1925. He planned and built the golf course, which includes nine holes with two tee positions for each hole. In 1944, after operating the golf course for over fifteen years, O'Donnell organized the O'Donnell Golf Club as a private, nonprofit club. From the 1930s to the 1960s, the Palm Springs Invitational Golf Championship was played at O'Donnell Golf Club. Many highly respected former PGA Tour Pros played in the tournament, including Ken Venturi, Al Geiberger, Gene Littler, Billy, Butch & Craig Harmon, Harvie Ward, and George Archer. Many celebrities were members of O'Donnell, including William and "Mousie" Powell, Bob and Dolores Hope, Kirk and Joel Douglas, William Holden, and Clark Gable. (Source Palm Springs Life) The O'Donnell Golf Course opened to the public c. 1954. (Desert Sun advertisement, April 29, 1954)

Assessor Parcel Number

513082021

Additional APNs

2016 Status Code

5S1

Address 400

Direction

N

Prefix

Street

Belardo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948

Date from Research

Date Source

Architect Clark & Frey

Architect Source CHRD

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Peggy Ryan's Dance Studio; American Legion Post #519

**RESOURCE INFORMATION**

Original Use Civic

Stories 2

Current Use Civic

Tract/Neighborhood

Resource Attribute HP13. Community center/social hall

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

36

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-36).

**Notes/Additional Information**

Assessor Parcel Number

505323001

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 501

Direction

N

Prefix

Street

Belardo

Suffix

Rd

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor

1930

Date from Research

Date Source

Architect

Brewster & Benedict (1937 addition); Neff, Wallace (1960s alterations)

Architect Source

Desert Sun 11/15/1963

Builder

Hicks, Alvah; George, Duane (1969-1970 Liberace Remodel)

Original Owner

Hicks, Alvah

Other Owner(s)

Graham, Ludovica; Glatter, Walter; Fulton, Muriel; Randle, Bill and Peg; Liberace

Historic Name

Villa Theresa

Common Name

Alvah Hicks Residence #3; Grahalm; The Cloisters; Casa de Cloisters

### RESOURCE INFORMATION

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Vista Acres

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

### CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable or hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

Round arched openings

Arcades

Balconies, patios and a tower

### GENERAL ALTERATIONS

Addition to primary facade, Addition to rear/side facade, Chimney added, Chimney altered, Decorative elements added, Door (primary) replaced, Extensively altered, Garage added, Porch altered or enclosed, Wall cladding replaced, Windows replaced - some

### CUSTOM ALTERATIONS

Based upon visual observation and comparison between the 1962 Sanborn map and current aerial photos the Hicks house has been extensively altered with additions to the east, south, and west façades; replacement of exterior plaster with smooth cement plaster; and replacement of at least some doors and windows



**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 3S

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. Alvah Hicks built this home in 1930 and called it "Villa Theresa" for his wife. The Hicks family lived here until 1936. Hicks owned the Palm Springs Water Company, and was the original developer of the Las Palmas neighborhood. Liberace purchased the property in 1967. This property is erroneously listed on the City Historic Resources Database at 502 N Belardo. Originally 226 West Alejo Road.

Assessor Parcel Number	Additional APNs		2016 Status Code				6Z		
Address	502	Direction	N	Prefix		Street	Belardo	Suffix	Rd
Location									

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor		Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name			
Common Name			
Hicks (Alvah & Theresa) Residence			

**RESOURCE INFORMATION**

Original Use	Single family property	Stories	N/A
Current Use	Vacant	Tract/Neighborhood	
Resource Attribute	HP2. Single family property	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list appears to have been demolished.

**Notes/Additional Information**

This address was included in the City's Historic Resources Database as the residence of Alvah and Theresa Hicks. However, this address does not appear in the 1962 Sanborn map and there is no APN associated with this street address. It appears as though the Hicks residence is not exant, or this address is erroneous.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	6Z	6Z	6Z
505323002					
<b>Address</b>	535	<b>Direction</b>	N	<b>Prefix</b>	
		<b>Street</b>	Belardo	<b>Suffix</b>	Rd
<b>Location</b>	Alternate historic address: 141 W Chino Dr.				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1930	<b>Date from Research</b>	1927
<b>Date Source</b>	Desert Sun, 11/4/1927		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>	Hicks, Alvah		
<b>Original Owner</b>	Hicks, Alvah		
<b>Other Owner(s)</b>	Kellogg, W.K.; Robey, Floyd S.; Hubler, Grace E.; Naef, Weston J.; Mustacio, Harry		
<b>Historic Name</b>	Alvah Hicks Residence #2		
<b>Common Name</b>	Kellogg Residence #1; Casa Robey		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Vista Acres
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Extensively altered, Roof cladding replaced (incompatible material), Windows replaced - all
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#### CUSTOM ALTERATIONS

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. There are photographs of this house in its early years at the Palm Springs Historical Society including an image of young Harold and Milt Hicks standing in front in the late 1920s. The photographs confirm that the house has been substantially altered. By 1926, Hicks had sold the house to W.K. Kellogg and his family, who used the house as their winter residence into the 1940s. Kellogg was of the famous cereal family of Battle Creek, MI. In the 1930s, Kellogg added to his holdings by building a second house across Belardo at 141 West Chino Drive. It still exists but has been incorporated into The Corridor Palm Springs commercial project. The Jean Harlow association with this property is an unsubstantiated rumor. (via Steve Vaught) Belardo Rd was Palm Ave until 1930.



Assessor Parcel Number

505321004

Additional APNs

2016 Status Code

7R

Address

591

Direction

N

Prefix

Street

Belardo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

1938

Date Source

California Arts & Architecture, February 1938

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Leavitt, B.J.; Chamberlain, Charles G.; Wagner, Emil

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

Current Use

Single-family residence

Tract/Neighborhood

Vista Acres

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tile

Plaster veneered exterior walls

Exterior plastered chimney with terra cotta hood

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; comparison of aerial photographs with the 1962 Sanborn reveal that an original thatched-roof ramada has been enclosed.

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-world War II residential development in Palm Springs, reflecting an important period of growth and transition. It may also be significant as an example of Spanish Colonial Revival residential architecture. The majority of the primary facade is not visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. Per the City of Palm Springs' list of potential resources (Citywide Historic Resources Database) this property was associated with Spencer Kellogg. This appears to be incorrect, as Kellogg was associated with 535 Belardo Road starting in 1926. There is reference to John Porter Clark as the architect of this property (potentially of a later addition), but this has not been confirmed.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	
513152014	513152019		5S1
<b>Address</b>	<b>Direction</b>	<b>Prefix</b>	<b>Street</b>
261	S		Belardo
<b>Suffix</b>	<b>Location</b>		
Rd	231 S Belardo Rd, 261 S Belardo Rd		

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1934, 1938	<b>Date from Research</b>	1958
<b>Date Source</b>			
<b>Architect</b>	Frey & Chambers; Cody, William F. (Alterations 1952)		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Fanning, Louis H. (231)		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Orchid Tree Properties, President Motor Inn (261), Elidore Apartments (231)		

#### RESOURCE INFORMATION

<b>Original Use</b>	Commercial	<b>Stories</b>	2
<b>Current Use</b>	Vacant	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 5S

HSPB No.

72

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-72).

**Notes/Additional Information**

The Albert Frey-designed portion of the site (261/263) has been demolished, per comparison of the Sanborn maps and aerial photographs. Belardo Road was Palm Ave until 1930. (via Steve Vaught)

**Assessor Parcel Number**

503202012

**Additional APNs**

513212004

**2016 Status Code**

5S3

**Address**

359

**Direction**

S

**Prefix****Street**

Belardo

**Suffix**

Rd

**Location**

415 S Belardo Rd

**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor****Date from Research**

1936 (Town

**Date Source**

Desert Sun

**Architect**

Brewster, Benedict &amp; Taylor (Town House); Unknown (Estrella)

**Architect Source**

Desert Sun

**Builder**

Chamberlain, Charles G.

**Original Owner**

Pershing, Frank E; Outcault, Richard F. (Town House); Fischbeck, Harry and Geneva; Gorham, Jack (Estrella)

**Other Owner(s)****Historic Name**

Town House and Bungalows; La Taquita; Avalon Hotel; E

**Common Name**

Viceroy Hotel

**RESOURCE INFORMATION****Original Use**

Commercial

**Stories**

1

**Current Use**

Commercial

**Tract/Neighborhood**

Tennis Club

**Resource Attribute**

HP6. 1-3 story commercial building



Located in a District?

**District****Architectural Style**

Spanish Colonial Revival

**Additional Style****CHARACTER DEFINING FEATURES**

Symmetrical façade

Horizontal massing

Hipped roofs with clay barrel tiles and overhanging eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

Divided light wood French doors

Covered wood balcony with wood posts and metal railing across primary façade

Two-story main building and seven one-story bungalows arranged around central garden and pool

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way



**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Hotel &amp; Resort Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of early tourist accommodations in Palm Springs, reflecting the importance of tourism in Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare. It is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation. Aerial maps confirm that buildings from the 1930s are extant on the property.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings. This entry covers what is now 359-415 S. Belardo Road, which is part of the Viceroy complex. The Town House and Bungalows (359 S. Belardo, c. 1936) was incorrectly identified as 369 S. Belardo Road in the City Historic Resources Database. In 1973, additional units were added to the north of the original property. Comparison of aerial photographs and the 1962 Sanborn map confirm that the original configuration is still intact. The Estrella Villas (413 S Belardo Road, c. 1936) was built by by Harry A. Fischbeck, a pioneer Hollywood cinematographer from 1914 until his retirement in 1940. Perhaps because of Fischbeck's long association with Hollywood, the Estrella Villas had many guests from the film industry including Judy Garland, Bing and Dixie Crosby, and William Darling, among many others. In 1940, Geneva Fischbeck and her son Jack Gorham, the manager of the Estrella Villas, installed a large paddock pool in the center of the court. The Town House and Bungalows and the Estrella Villas are now part of the Viceroy Hotel complex. (via Steve Vaught)

Assessor Parcel Number	Additional APNs		2016 Status Code						
Address	369	Direction	S	Prefix		Street	Belardo	Suffix	Rd
Location	359-415 S. Belardo								

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor		Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name	Town House and Bungalows		
Common Name			
Viceroy			

**RESOURCE INFORMATION**

Original Use		Stories	
Current Use		Tract/Neighborhood	
Resource Attribute		<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes 

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

The Town House and Bungalows (359 S. Belardo, c. 1936) was incorrectly identified as 369 S. Belardo Road in the City Historic Resources Database. There is a separate entry that covers what is now 359-415 S. Belardo Road, which is part of the Viceroy complex. The evaluation is in that record.

**Notes/Additional Information**

The Town House and Bungalows (359 S. Belardo, c. 1936) was incorrectly identified as 369 S. Belardo Road in the City Historic Resources Database. There is a separate entry that covers what is now 359-415 S. Belardo Road, which is part of the Viceroy complex. The evaluation is in that record.

Assessor Parcel Number

502032003

Additional APNs

2016 Status Code

3S

3CS

5S3

Address

1897

Direction

E

Prefix

Street

Belding

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1959

Date from Research

Date Source

Architect

Kaptur, Hugh

Architect Source

Builder

Original Owner

Kaptur, Hugh M. and Rosemary

Other Owner(s)

Historic Name

Kaptur Residence

Common Name

Kaptur Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Desert Palms Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little or no decorative detailing

Flush-mounted metal frame clerestory windows

Asymmetrical composition; exposed wood beams and vigas; recessed wood plank door (primary) with sidelight

**GENERAL ALTERATIONS**

Carport altered or enclosed

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of Mid-century Modern residential architecture designed by noted architect Hugh Kaptur as his own residence. It exhibits quality of design and distinctive features including its flat roof with overhanging eaves and cantilevered canopies, exposed wood beams and vigas, and clerestory windows.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.



Assessor Parcel Number

510210012

Additional APNs

2016 Status Code

5S3

Address 2290

Direction

S

Prefix

Street

Bisnaga

Suffix

Ave

Location

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

Date from Tax Assessor 1925

Date from Research

Date Source

Architect Miller, Lee

Architect Source City Historic Resources Database

Builder

Original Owner

Other Owner(s)

Historic Name Purcell Residence

Common Name

Purcell Residence

#### RESOURCE INFORMATION

Original Use Single-family residence

Stories 1.5

Current Use Single-family residence

Tract/Neighborhood Araby Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Residential Vernacular

Additional Style

#### CHARACTER DEFINING FEATURES

Simple rectangular form

Gable and hipped roofs with open eaves

Simple window and door surrounds

Wood exterior cladding

Wood shake cladding in gables; wraparound porch with simple wood posts and railing; battered, plastered interior chimneys; wood double hung windows

#### GENERAL ALTERATIONS

Porch altered or enclosed, Windows replaced - some

#### CUSTOM ALTERATIONS

Some windows possibly replaced or storm windows installed; French doors possibly added; porch steps, plaster parapet, and lanterns added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 5S

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1925

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1925

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as the work of noted local builder Lee Miller.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.

Assessor Parcel Number

507221010

Additional APNs

2016 Status Code

5S3

Address 1014

Direction

E

Prefix

Street

Buena Vista

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Goodman, Grover S.

Other Owner(s)

Hope, Bob and Dolores

Historic Name

Common Name

Hope Residence (I)

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Rectangular plan and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement and bay windows with divided lights

Recessed porch with wood posts and clay tile pavers

**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced

**CUSTOM ALTERATIONS**

Some windows may be changed out; door (primary) replaced with sliding glass doors; garage door replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area. Bob Hope purchased this La Rambla home in 1941. He and his wife lived here until 1946, when they purchased another home on El Alameda.

Assessor Parcel Number

507241011

Additional APNs

2016 Status Code

5S3

Address 1338

Direction

E

Prefix

Street

Buena Vista

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect Finlayson & Benedict

Architect Source Desert Sun

Builder Foster, H.H.

Original Owner Barkow, Harold

Other Owner(s)

Historic Name Barkow Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Desert Sands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Ranch

Additional Style Hacienda

**CHARACTER DEFINING FEATURES**

One-story, L-shaped plan

Low-pitched hipped roof with open eaves and clay barrel tiles

Low, horizontal massing with wide street façade

Plaster cladding

Divided light steel sash casement windows

Wide, covered front porch with wood posts

Attached garage

Paneled wood door (primary); corner window

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. This house was originally owned by Harold Barkow, the editor of the Desert Sun.

Assessor Parcel Number

504132006

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 333

Direction

W

Prefix

Street

Cabrillo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Van Heusen, Jimmy

Other Owner(s)

Historic Name

Common Name

Van Heusen Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Door (primary) replaced, Extensively altered, Windows replaced - some

**CUSTOM ALTERATIONS**

Flat roofed addition at primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

504131023

Additional APNs

2016 Status Code

5S1

Address 360

Direction

W

Prefix

Street

Cabrillo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Cody, William F.

Architect Source CHRD

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Racquet Club Cottages West

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

88

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-88).

**Notes/Additional Information**



Assessor Parcel Number

504052005

Additional APNs

2016 Status Code

7R

Address 785

Direction

W

Prefix

Street

Cabrillo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner Fawcett, Farrah

Other Owner(s)

Historic Name

Common Name

Fawcett Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palm Springs Village

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable roof with clay barrel tiles

Plaster veneered exterior walls

**GENERAL ALTERATIONS**

Carport added, Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, the more information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Palm Springs Village Tract. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was subdivided in 1936-37. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.

Assessor Parcel Number

505311001

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 573

Direction

N

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Caulkins, Edward B.; Rudnick, Robert and Saralee; Asherson, Neville

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Vista Acres

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; roof line altered by addition

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

Assessor Parcel Number

505321001

Additional APNs

2016 Status Code

7R

7R

7R

Address 600

Direction

N

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Vista Acres

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Unknown/not visible

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way



**2016 Status Code**

7R

7R

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

7R

California Register

7R

Local

7R

Period of Significance

1938

Criterion

A/1/1, 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

Assessor Parcel Number

505294008

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 641

Direction

N

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Hoover, Dorothy

Other Owner(s)

Historic Name

Common Name

Hoover Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Merito Vista

Resource Attribute

HP2. Single family property



Located in a District?

District

Merito Vista

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

Round arched opening

Perforated bond brick garden wall; recessed, round arched door (primary); louvered wood shutters

**GENERAL ALTERATIONS**

Addition to rear/side facade, Windows replaced - some

**CUSTOM ALTERATIONS**

Comparison of 1962 Sanborn with current aerial photos indicates that the courtyard has been enclosed and a large addition has been constructed at the rear. Some windows have been replaced with single light wood casements.

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."

Assessor Parcel Number

505261019

Additional APNs

2016 Status Code

7R

Address 1050

Direction

N

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Howard, Cy; Shagan, Steve (I)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

A/1/1, 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant as an example of Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."



Assessor Parcel Number

513141016

Additional APNs

513141005

2016 Status Code

5S1

Address 175

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

141-175 S Cahuilla Rd

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1910/1933 Date from Research 1916/1937

Date Source HSPB; Desert Sun

Architect Cody, Harold Bryant; Hunt, Myron and Chambers, H.C. (1937 building)

Architect Source Desert Sun

Builder Carpenter, Oral (1937 Hunt and Chambers building)

Original Owner Cody, Harriet and Harold Bryant; Winters, Francis (141)

Other Owner(s)

Historic Name

Common Name

Casa Cody Inn; Winters Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Commercial

Tract/Neighborhood Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Garage doors replaced (141)

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3 (175); 7R

HSPB No.

59

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-59).

**Notes/Additional Information**

Notes on existing information: No extant part of Casa Cody is a former stable; prior information that there are former stables converted to guest rooms is inaccurate. Each of the existing structures can be traced to a specific period, including buildings later folded into the complex (see the 1929 Sanborn). Casa Cody contains the only fragment of the 1887 Whitewater Ditch (incorrectly identified as the Tahquitz Ditch in some sources). The historic stone walls were built by Nellie Coffman. The oldest structure on the grounds are not the Olympic bungalows but the old adobe, which was built in 1916. It was the Apache Apartments not the Apache Lodge (Orchid Tree) that was added to the complex. Also, it should be noted that Francis Crocker's El Rincon Apartments, which had been designed by John Porter Clark, were added to the property as well as the Winters residence. (via Steve Vaught)

Assessor Parcel Number

513151038

Additional APNs

2016 Status Code

7R

Address

200

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

210 S Cahuilla Rd

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1950

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Persons, Myron B.

Other Owner(s)

Historic Name

Sun and Stars Apartments; Mountain View Inn

Common Name

Desert House Hotel; Desert House Inn

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Tennis Club

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, U-shaped plan around swimming pool and patio

Low, horizontal massing

Low-pitched gable roof with open overhanging eaves

Plaster and board-and-batten siding

**GENERAL ALTERATIONS**

Unknown/not visible, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way

**2016 Status Code**

		7R
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1950

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post-World War II Ranch-style hotel, reflecting the growth of the tourism industry during the postwar era. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.

Assessor Parcel Number

513151006

Additional APNs

2016 Status Code

7R

Address 227

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Jones, William I.; Griffes, Eugene V.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way



**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.

Assessor Parcel Number

513151007

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 237

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1946

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Hicks, G. Delbert

Other Owner(s)

Rutherford, J.J.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

Assessor Parcel Number

513155006

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 245

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

2006

Date Source

SV

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

2.5

Current Use

Single-family residence

Tract/Neighborhood

Tennis Club

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

1935 building demolished; new building on property

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="257"/>	<b>Direction</b>	<input type="text" value="S"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Cahuilla"/>
						<b>Suffix</b>	<input type="text" value="Rd"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1938"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="2"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Tennis Club"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text" value="Spanish Colonial Revival"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

The 1938 building on this property has been demolished
--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	262	<b>Direction</b>	S	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Cahuilla
						<b>Suffix</b>	Rd
<b>Location</b>	<input type="text"/>						

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1940	<b>Date from Research</b>	c. 1935
<b>Date Source</b>	Visual observation		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text"/>	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

1940 building appears to have been demolished; property contains only a concrete slab
---

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

513151037

Additional APNs

2016 Status Code

5S1

Address 284

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect Tanner, William Charles; Williams, Harry (Addition)

Architect Source CHRD, PSMC

Builder

Original Owner Williamson, Dr. C.D.

Other Owner(s)

Historic Name

Common Name

Community Church of Palm Springs

**RESOURCE INFORMATION**

Original Use Institutional

Stories 1 1/2

Current Use Institutional

Tract/Neighborhood Tennis Club

Resource Attribute HP16. Religious building

☐ Located in a District?

District

Architectural Style Gothic Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

23

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-23).

**Notes/Additional Information**



Assessor Parcel Number

513202001

Additional APNs

2016 Status Code

5S3

Address 314

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research 1939

Date Source Desert Sun

Architect Clark, John Porter; Bashford, Katherine (landscape architect)

Architect Source Southwest Builder and Contractor (10/17/1941); SV

Builder

Original Owner

Other Owner(s)

Historic Name Palm Springs Woman's Club

Common Name

Palm Springs Woman's Club

**RESOURCE INFORMATION**

Original Use Civic

Stories 1

Current Use Civic

Tract/Neighborhood

Tennis Club

Resource Attribute HP13. Community center/social hall

☐ Located in a District?

District

Architectural Style

Minimal Traditional

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration

U-shaped plan

Low-pitched hip roof with open eaves; flat roof

Smooth cement plaster wall cladding

Wood multi-light windows

Lack of decorative exterior detailing

Asymmetrical façade; semi-recessed entrance porch with decorative metal supports; double doors (primary) with sidelights; glazed wood secondary doors with divided lights; high rectangular windows at southwest wing; entrance canopy on metal supports

**GENERAL ALTERATIONS**

Door (primary) replaced, Roof cladding replaced (incompatible material)

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 5S

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Civic &amp; Institutional Development between the Wars (1919-1941)

Sub-theme

Period of Significance

1939

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II institutional development in Palm Springs; and as the work of John Porter Clark and landscape architect Katherine Bashford.

**Notes/Additional Information**

Mrs. Warren Pinney, wife of Palm Springs' city clerk and manager of the El Mirador Hotel, invited sixty women to attend a luncheon on December 10, 1938, to discuss the formation of a women's club. At the luncheon, a nominating committee was named to develop by-laws and a list of officers for the next meeting, two days later. On December 12, 1938, Nellie Coffman invited the potential womens' club to lunch at the Desert Inn. Seventy-three women signed as charter members of the Palm Springs Woman's Club at this lunch, and their first official meeting was held on December 19, 1938. The Woman's Club completed its incorporation in 1939, affiliated with the Federation of Women's Clubs, but chose to become an independent organization in 1953. Land for the clubhouse at 314 S. Cahuilla Road was donated by Pearl McManus, and John Porter Clark donated his services to design the building. The plans were accepted at the March 20, 1939 meeting. \$12,000 was raised for construction, and contractors Wilson and Sorum won the bid to build the clubhouse. Construction commenced in mid-April, and was completed on November 17, 1939. The building consists of an auditorium with a stage, a large walled patio, sun lounge, entrance hall, dressing rooms, and kitchen. Landscape architect Katherine Bashford designed a "far-reaching plan for planting," which was executed by landscape gardener Millard Wright. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Landscape architect Katherine Bashford studied at Pasadena's Polytechnic High School and the Otis Art Institute in Los Angeles. Traveling to Europe in the 1910s and then again in the 1920s, she studied European gardens. An apprenticeship with Florence Yoch furthered her training as a designer, and in 1923 she opened her own landscape architecture practice, working on estates in Southern California. Her early projects included gardens for Harry Bauer, John Barber, and the William C. McDuffie Estate, for which she won an award from the American Institute of Architects, Southern California Chapter. In 1935, Bashford participated in the National Housing Exhibition in Los Angeles. The following year, Fred Barlow became a partner in her firm, a relationship that resulted in an extensive portfolio of designs, including Harbor Hills, Aliso Village and Ramona Gardens. Bashford's work was recognized repeatedly in the publication California Southland, for which she also wrote several articles. She was made a Fellow of the American Society of Landscape Architects in 1936, and

513202009

□ □ □ □ □

5S1

<b>Address</b>	344
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<b>Direction</b>	S
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Prefix	
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Street	Cahuilla
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<b>Suffix</b>	Rd
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<b>Location</b>	339 S Belardo Rd
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<b>Date from Tax Assessor</b>	c. 1930	<b>Date from Research</b>	
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Date from Tax Assessor	c. 1930
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<b>Date from Research</b>	
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Date Source

<b>Architect</b>	Unknown
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Architect Source Survey: Tennis Club Neighborhood

Builder	
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<b>Original Owner</b>	Orton & Ponnay
<b>Other Owner(s)</b>	

Hotchkiss, Newton S.; Coope, Elizabeth; West, Walter L.; Gazda, Dr. Mace;  
Brown, George; Maraniss, Hilda

<b>Historic Name</b>	La Serena Villas Hotel; La Serena Cottages
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<b>Common Name</b>
The Sequoia

<b>Original Use</b>	Commercial
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Stories	1
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<b>Current Use</b>	Commercial
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<b>Tract/Neighborhood</b>	Tennis Club
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<b>Resource Attribute</b>	HP6. 1-3 story commercial building
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☐ Located in a District? **District**

<b>Architectural Style</b>	Spanish Colonial Revival
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**Additional Style**

[illegible]

\_\_\_\_\_

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

69

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-69).

**Notes/Additional Information**

City has this listed at 339 Cahuilla. Notable guests include William "Hopalong Cassidy" Boyd and William Demarest. George Brown, who owned La Serena from 1951-1954, was a former head of publicity at Paramount studios. (per Steve Vaught) Cahuilla Rd was known as Orange Ave prior to 1930.

Assessor Parcel Number

513212002

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 430

Direction

S

Prefix

Street

Cahuilla

Suffix

Rd

Location

429 S Belardo Rd

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948

Date from Research 1929

Date Source Steve Vaught

Architect

Architect Source

Builder

Original Owner McManus, Pearl

Other Owner(s)

Cordrey, Earl

Historic Name McManus Belardo Cottage; Cordrey Residence; The Colo

Common Name

Michael's House

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Commercial

Tract/Neighborhood Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Door (primary) replaced, Extensively altered, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; comparison of aerial photos and 1962 Sanborn indicates substantial alterations including additions to primary and secondary façades; windows and doors of Spanish Colonial Revival building facing Belardo Rd have been replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The former residence at 429 South Belardo was built by Pearl McManus on land she owned that had been part of the family's original ranch. McManus and her husband Austin, built several cottages throughout their subdivisions that were used as guest houses before being sold as speculative homes. The Belardo cottage was ultimately sold to noted illustrator Earl Cordrey who made it his home starting in the 1940s. He added bungalows and converted the property to the Colony Apartments (see also 430 South Cahuilla Road). In the 1980s, the property was converted to a private drug & alcohol recovery center named Michael's House. (via Steve Vaught)



Assessor Parcel Number

513430045

Additional APNs

2016 Status Code

5S3

Address

2280

Direction

Prefix

Street

Cahuilla Hills

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1953

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Clinton, Harold; Tollins, Edna

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

2

Current Use

Single-family residence

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched gable roof with wide overhanging eaves

Unadorned wall surfaces with little or no decorative detailing

Wood and brick used as exterior accent materials

Flush-mounted metal frame fixed windows, and clerestory windows

Hillside site; one story residence over carport; stone retaining walls and steps; exterior brick chimney; canted window wall; horizontal drop siding; flush wood door with fixed sidelight and clerestory windows

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1953

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its dramatic hillside siting with carport below, canted window wall, and clerestory windows.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."

Assessor Parcel Number

508125001

Additional APNs

2016 Status Code

5S3

Address

502

Direction

Prefix

Street

Calle Abronia

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1929

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Johnstone, Vanderburg and Kate Alberta

Other Owner(s)

Johnstone, Vanderburg and Kate Alberta; Neel, C.C.

Historic Name

Neel Residence; Neel's Nursery

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Rectangular plan and horizontal massing

Gable roof with clay barrel tiles and tight eaves

Board-formed concrete exterior walls forming wide, uninterrupted expanses

Wood board-and-batten shutters

Attached garage

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

No major alterations visible; property partially obscured by foliage and windows covered with shutters

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing a significant period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name. Clarence C. "C.C." & Bern B. Neel purchased the property in 1939 from Vanderburg Johnstone & the estate of Kate Alberta Johnstone. The purchase involved two adjoining residences, 603 East Camino Ramon and 503 Camino Palo Fierro. The property became both home to the Neels as well as the Neel's Nursery (until the Nursery was relocated to 330 North Indian Avenue). (Desert Sun 7/21/1939) (Historic addresses: 603 East Camino Ramon Road and 603 East Ramon Road)

Assessor Parcel Number

508124017

Additional APNs

2016 Status Code

7R

Address 537

Direction

Prefix

Street Calle Abronia

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1951

Date from Research c. 1936

Date Source Palm Springs News

Architect

Architect Source

Builder

Original Owner Oliver, George T. and Winnie M.

Other Owner(s)

Historic Name Oliver Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Vista Santa Rosa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls

Porte-cochere over driveway; clay tile gable vents

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name. This property was constructed for George and Winnie Oliver, who were well-known villagers and proprietors of several local businesses including Desert Valet Dry Cleaners at 235 North Palm Canyon Drive; Oliver's Malt Shop at 282 North Palm Canyon Drive; and the Gift Corral. Oliver was one of the signers of the petition for incorporation in 1937 and was active for years in the local Lion's Club. The Oliver family lived at 537 Calle Abronia from at least as early as 1936 until Winnie's death at 75 in 1969. Her obituary stated she had been a desert resident for 63 years. (Historic address: 537 Calle Abronia Aurita) (Sources include Palm Springs News; Desert Sun; etc.) (via Steve Vaught)



Assessor Parcel Number

508124016

Additional APNs

2016 Status Code

6Z

Address 545

Direction

S

Prefix

Street

Calle Abronia

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name.

Assessor Parcel Number

508125007

Additional APNs

2016 Status Code

7R

Address

564

Direction

Prefix

Street

Calle Abronia

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1928

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Weingarten, Alvin

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1928

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name. In the early 1940s, this property was home to Alvin Weingarten, a prominent villager who opened an insurance brokerage in Palm Springs in 1934 and remained an important figure in the community until his death in 1972. Weingarten and his wife were both active in local affairs, particularly the Lions and the Chamber of Commerce. In the 1930s, Weingarten became involved in 29 Palms real estate, developing a large subdivision through Desert Properties, Inc. He was also owner, during the late 1930s, of Las Casitas Apartments on South Palm Canyon Drive. (Various sources via Steve Vaught) (Historic address: 564 Calle Abronia Aurita)

Assessor Parcel Number

508125008

Additional APNs

2016 Status Code

6Z

Address 572

Direction

S

Prefix

Street

Calle Abronia

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

1

Current Use Single family property

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Roof cladding replaced (incompatible material), Windows replaced - some

**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

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**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name.



Assessor Parcel Number

508121011

Additional APNs

2016 Status Code

6Z

Address 553

Direction

S

Prefix

Street

Calle Ajo

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Multiple family property

Stories

1

Current Use Multiple family property

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		6Z
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name.

Assessor Parcel Number

508121010

Additional APNs

2016 Status Code

6Z

Address 565

Direction

S

Prefix

Street

Calle Ajo

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

2

Current Use Single family property

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name.

Assessor Parcel Number

508403002

Additional APNs

2016 Status Code

3S

3CS

5B

Address 1207

Direction

S

Prefix

Street

Calle De Maria

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research 1958

Date Source

Architect Williams, E. Stewart; Elrod, Arthur (interiors)

Architect Source

Builder

Original Owner Sutter, Theodore

Other Owner(s)

Historic Name Sutter Residence

Common Name

Sutter Residence

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Deep Well Ranch Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District Deep Well Ranch Estates

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof

Unadorned wall surfaces

Flush-mounted metal frame windows

Irregular plan; asymmetrical composition of cubist forms; channeled concrete walls; metal framed glass walls;

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Garage doors replaced, solar panels added

**2016 Status Code**

3S

3CS

5B

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5B

Period of Significance

1958

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its asymmetrical composition of cubist forms and channeled concrete walls.

**Notes/Additional Information**

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).



Assessor Parcel Number

508403003

Additional APNs

2016 Status Code

3S

3CS

5B

Address 1275

Direction

S

Prefix

Street

Calle De Maria

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1955

Date from Research

Date Source

Architect Williams, E. Stewart

Architect Source

Builder

Original Owner

Koerner, Leo

Other Owner(s)

Historic Name

Koerner Residence

Common Name

Koerner Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Deep Well Ranch Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District

Deep Well Ranch Estates

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched butterfly roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Slumpstone and board-and-batten siding used as exterior wall panels

Flush-mounted metal frame windows and sliding doors, and clerestory windows

Irregular plan on large, lushly landscaped lot

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Solar panels added

		<b><u>2016 Status Code</u></b>		3S	3CS	5B
<b><u>PREVIOUS SURVEY EVALUATION</u></b>						
City Historic Resources Database		HRI Code		2003 Status Code		
HSPB No.						

<b><u>2016 EVALUATION</u></b>	National Register	3S	California Register	3CS	Local	5B
Period of Significance	1955	Criterion	C/3/4, 5			
Context	Architectural Styles & Local Practitioners					
Theme	Post-World War II Modernism					
Sub-theme	Mid-century Modern					

Period of Significance		Criterion	
Context			
Theme			
Sub-theme			

Period of Significance		Criterion	
Context			
Theme			
Sub-theme			

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its low-pitched butterfly roof, low horizontal massing, slumpstone veneer and board-and-batten siding.

**Notes/Additional Information**

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).

Assessor Parcel Number

508404009

Additional APNs

2016 Status Code

3S

3CS

5B

Address 1344

Direction

S

Prefix

Street

Calle De Maria

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1959

Date from Research

Date Source

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Deep Well Ranch Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District

Deep Well Ranch Estates

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Unadorned wall surfaces with no decorative detailing

Vertical wood siding and slumpstone used as exterior wall cladding

Flush-mounted fixed and sliding windows, and clerestory windows

Deep setback with U-shaped driveway; irregular plan; attached garage; double flush doors (primary) with fixed sidelights

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Garage door replaced; sidelight glazing may have been replaced

**2016 Status Code**

3S

3CS

5B

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5B

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low horizontal massing, flat roof with wide overhanging eaves, slumpstone veneer, and vertical wood siding.

**Notes/Additional Information**

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number

508404008

Additional APNs

2016 Status Code

3S

3CS

5B

Address 1366

Direction

S

Prefix

Street

Calle De Maria

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1956

Date from Research 1959

Date Source

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Zen House

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Deep Well Ranch Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District Deep Well Ranch Estates

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One -story configuration with simple geometric forms

Horizontal massing

Expressed wood post-and-beam construction

Low-pitched shed roof with wide overhanging open eaves

Unadorned wall surfaces with little decorative detailing

Board-and-batten siding

Flush-mounted metal frame fixed clerestory windows

Double board-and-batten doors (primary)

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5B

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5B

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low-pitched shed roof with wide overhanging eaves, board-and-batten siding, and board-and-batten double doors.

**Notes/Additional Information**

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.



Assessor Parcel Number	Additional APNs	2016 Status Code			6Z
Address	495	Direction		Prefix	
				Street	Calle El Segundo
				Suffix	
Location					

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor		Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name			
Common Name			
Hecht Residence			

**RESOURCE INFORMATION**

Original Use	Single family property	Stories	N/A
Current Use	Vacant	Tract/Neighborhood	
Resource Attribute	HP2. Single family property	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

507284009

Additional APNs

2016 Status Code

6Z

Address 649

Direction

Prefix

Street

Calle Marcus

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

The Movie Colony

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in what is now known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel.

Assessor Parcel Number

507284002

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 791

Direction

N

Prefix

Street

Calle Marcus

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1941

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Winterhaven Manor No. 3 Tract; Movie Colony East Neighbo

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Minimal Traditional

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Shutters added; roof cladding may have been replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**



Assessor Parcel Number

508413005

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1141

Direction

S

Prefix

Street

Calle Marcus

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1951

Date from Research

Date Source

Architect

Burns, Herbert W. (designer/builder)

Architect Source

Builder

Original Owner

McCauley, C.M.

Other Owner(s)

Slayman, Mitchell; Bock, Leonard (1954)

Historic Name

Common Name

Slayman-Bock Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Sun View Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Wood screens

Unadorned wall surfaces

Stone used as exterior accent material

Steel casement windows

Rectangular plan with attached carport; asymmetrical composition; clustered wood post screens at carport; prominent stone chimney; stone planters; canopy over primary entrance; flush wood door (primary); glass block clerestory windows

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1951

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by noted builder Herbert W. Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including a prominent stone chimney and raised planters, screens of clustered posts, and layered eaves and canopies giving a pronounced horizontal emphasis.

**Notes/Additional Information**

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams, and Herbert Burns. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

508444006

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1577

Direction

S

Prefix

Street

Calle Marcus

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Kaptur, Hugh

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Sun View Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Plaster and slumpstone used as exterior wall panels and accent materials

Fixed clerestory windows

L-shaped plan with attached garage; layered plaster and slumpstone wall planes with angled ends; decorative clustered projections in plaster wall surfaces; prominent brick chimney on primary façade; recessed entrance with double flush wood doors (primary) and sidelight

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by noted local architect Hugh Kaptur. It exhibits quality of design and distinctive features including expressed post-and-beam construction, layered plaster and brick wall planes with angled ends, and bands of clerestory windows.

**Notes/Additional Information**

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, E. Stewart Williams, and Herbert Burns. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

Assessor Parcel Number

508125020

Additional APNs

2016 Status Code

7R

Address 503

Direction

S

Prefix

Street

Calle Palo Fierro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1928

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories N/A

Current Use Single family property

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1928

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name.



Assessor Parcel Number

508141002

Additional APNs

2016 Status Code

6Z

Address 526

Direction

S

Prefix

Street

Calle Palo Fierro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Grimm Residence

**RESOURCE INFORMATION**

Original Use Single family property

Stories

1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

6Z

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508125016

Additional APNs

2016 Status Code

6Z

Address 545

Direction

S

Prefix

Street

Calle Palo Fierro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1928

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

6Z

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name.

Assessor Parcel Number

508125014

Additional APNs

2016 Status Code

7R

Address 561

Direction

S

Prefix

Street

Calle Palo Fierro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1941

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

N/A

Current Use Single family property

Tract/Neighborhood

Vista Santa Rosa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1941

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name.



Assessor Parcel Number

508151010

Additional APNs

2016 Status Code

6Z

Address 690

Direction

S

Prefix

Street

Calle Palo Fierro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1942

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508353002

Additional APNs

2016 Status Code

5S3

Address 1611

Direction

S

Prefix

Street

Calle Palo Fierro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1956

Date from Research 1954

Date Source The Guardian

Architect Lapham, Howard

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Desert Star Apartments

**RESOURCE INFORMATION**

Original Use Multi-family property

Stories 1

Current Use Multi-family property

Tract/Neighborhood

Palo Fierro Estates

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof and low-pitched shed roofs with wide overhanging eaves

Wood and glass screens

Unadorned wall surfaces with no decorative detailing

Fixed clerestory windows

Slumpstone and striated concrete block wall cladding; U-shaped plan around swimming pool; entrance atrium

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; entry gate and privacy screens added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1954

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern multi-family residential architecture designed by noted designer Howard Lapham. It exhibits quality of design and distinctive features including its overlapping, low-pitched shed roofs and entrance atrium.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. This growth coincided with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Howard Lapham was registered designer who moved to the Coachella Valley from Connecticut in 1954. He designed a number of residences in Thunderbird Country Club and adjacent Thunderbird Heights, some of which were published in Architectural Digest, as well as the remodel of the Thunderbird clubhouse. Lapham designed several notable commercial buildings in Palm Springs including the Backstrom-Reid Building (666 N Palm Canyon Drive).

Assessor Parcel Number

511280039

Additional APNs

2016 Status Code

5S3

Address

2205

Direction

S

Prefix

Street

Calle Palo Fierro

Suffix

Location

Calle Palo Fierro and Mariposa Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1964

Date from Research

Date Source

Architect

Architect Source

Builder

Kelso, Harry

Original Owner

Kelso, Harry

Other Owner(s)

Historic Name

Canyon Country Club Colony

Common Name

Canyon Country Club Colony

**RESOURCE INFORMATION**

Original Use

Multi-family property

Stories

1

Current Use

Multi-family property

Tract/Neighborhood

Resource Attribute

HP3. Multiple family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat and low-pitched hipped roofs

Perforated concrete block screen walls

Unadorned wall surfaces with little decorative detailing

Concrete block used as exterior wall panels and accent materials

Flush-mounted metal frame windows

Grouping of rectangular buildings around cul-de-sac; internal garden courts with pools; decorative metal fencing and grilles

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

All units not visible from public right-of-way; some visible units have some windows replaced and some security screens added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1964

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1964

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

Canyon Country Club Colony is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; as a good example of Mid-century Modern multi-family residential architecture; and as an example of the garden apartment type, reflecting design and planning principles from the period. It exhibits quality of design and distinctive features including its organization around landscaped garden courts and the extensive use of patterned, perforated concrete block screen walls.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. Numerous examples from the postwar period are associated with significant architects, designers, or developers. The Canyon Country Club Colony was developed by Harry Kelso in 1964. Situated on a gently rising slope on Agua Caliente land, the condominium community overlooks a 36-hole golf course. Marketed as "golfdom's finest co-operative," Canyon Country Club Colony condos featured two and three bedrooms, central heating and air conditioning, and a swimming pool for every twelve units. Membership in the adjacent Canyon Country Club Golf Course, which was developed by the Golf Club Sales Company between 1961 and 1965, was available to owners.



Assessor Parcel Number

507284017

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 686

Direction

N

Prefix

Street

Calle Rolph

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1939

Date from Research

Date Source CHRD

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Kieley Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Winterhaven Manor No. 3 Tract; Movie Colony East Neighbo

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Security screens added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

Assessor Parcel Number

507125004

Additional APNs

2016 Status Code

5S3

Address

1149

Direction

N

Prefix

Street

Calle Rolph

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1945

Date from Research

Date Source

Architect

Clark & Frey

Architect Source

Architect & Engineer 4/1951

Builder

Original Owner

Nichols, Culver

Other Owner(s)

Lockwood, Henry

Historic Name

Bel Vista

Common Name

Bel Vista

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Bel Vista

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One -story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Unadorned wall surfaces with no decorative detailing

Plaster used as exterior wall finish

**GENERAL ALTERATIONS**

Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1945

Criterion

A/1/3

Context

Palm Springs during World War II (1939-1945)

Theme

Multi-family Residential Development

Sub-theme

Period of Significance

1945

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a rare example of wartime multi-family residential development; and as an example of Mid-century Modern, multi-family residential architecture by prominent local architects Clark & Frey.

**Notes/Additional Information**

A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols. Bel Vista was designed as war workers' housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame and stucco units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a "distinct and individual color scheme." John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Of the original fifteen buildings, only a few remain intact; therefore, Bel Vista does not retain sufficient integrity for designation as a historic district, but intact individual examples are eligible for local designation.

Assessor Parcel Number

507125003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1163

Direction

N

Prefix

Street

Calle Rolph

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research

Date Source

Architect Clark & Frey

Architect Source Architect & Engineer 4/1951

Builder

Original Owner Nichols, Culver

Other Owner(s)

Historic Name Bel Vista

Common Name

Bel Vista

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Bel Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Extensively altered, Porch altered or enclosed

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; comparison of aerial photos and Architect & Engineer plan indicates that the property has been substantially altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of wartime multi-family housing and Mid-century Modern residential architecture by prominent local architects Clark & Frey. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols. Bel Vista was designed as war workers' housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame and stucco units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a "distinct and individual color scheme." The commission was an ideal project for Frey who was interested in economical and pre-fabricated housing. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Of the original fifteen buildings, only a few remain intact; therefore, Bel Vista does not retain sufficient integrity for designation as a historic district, but intact individual examples are eligible for local designation.



Assessor Parcel Number

507124012

Additional APNs

2016 Status Code

5S3

Address 1164

Direction

N

Prefix

Street

Calle Rolph

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research

Date Source

Architect Clark & Frey

Architect Source Architect & Engineer 4/1951 (via Steve Vaught)

Builder

Original Owner Nichols, Culver

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Bel Vista Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 100

**2016 EVALUATION**

National Register

California Register

Local 5S3

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a rare example of wartime multi-family residential development; and as an example of Mid-century Modern, multi-family residential architecture by prominent local architects Clark & Frey.

**Notes/Additional Information**

A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols. Bel Vista was designed as war workers' housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame and stucco units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a "distinct and individual color scheme." The commission was an ideal project for Frey who was interested in economical and pre-fabricated housing. Of the original fifteen buildings, only a few remain intact; therefore, Bel Vista does not retain sufficient integrity for designation as a historic district, but intact individual examples are eligible for local designation.

Assessor Parcel Number

508414007

Additional APNs

2016 Status Code

7R

Address 1366

Direction

S

Prefix

Street

Calle Rolph

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1958

Date from Research

Date Source Desert Sun 10/11/1958

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1958

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of Mid-century Modern residential architecture designed by the prominent local architectural firm Wexler & Harrison. However, it is not fully visible from the public right-of-way; therefore the evaluation could not be completed.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number

513390026

Additional APNs

2016 Status Code

5S3

Address

233

Direction

W

Prefix

Street

Camino Alturas

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1945

Date from Research

1938

Date Source

Architect

Architect Source

Builder

Original Owner

Burns, R.E.

Other Owner(s)

Reich, Herman

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves and clay barrel tile

Plaster wall cladding

Divided light steel sash casement windows

Attached garage

Exterior brick chimney on primary façade; masonry patio wall at primary façade; bay window; divided light wood French doors

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Garage door replaced

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1938

Criterion

A/1/1, 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1938

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as a good example of Ranch-style residential architecture from the 1930s.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This house was published in Architecture Forum and Architectural Digest.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
<input type="text" value="508234005"/>	<input type="text"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>
<b>Address</b>	<input type="text" value="1311"/>	<b>Direction</b>	<input type="text" value="E"/>	<b>Prefix</b>
				<input type="text"/>
<b>Street</b>	<input type="text" value="Camino Amapola"/>			<b>Suffix</b>
				<input type="text"/>
<b>Location</b>	<input type="text"/>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1948"/>	<b>Date from Research</b>	<input type="text" value="1948-1951"/>
<b>Date Source</b>	<input type="text" value="Desert Sun"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Lynbrook Apartments"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Multi-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Multi-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Palm Valley Colony Lands"/>
<b>Resource Attribute</b>	<input type="text" value="HP3. Multiple family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b>
			<input type="text"/>

<b>Architectural Style</b>	<input type="text" value="Mid-century Modern"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

No major alterations
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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Although this property appears to be an intact example of multi-family residential development from the immediate post-World War II era, it does not represent an excellent or distinctive example of its style or type, particularly when compared to other significant examples in Palm Springs, and the architect is unknown. Therefore, it does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

508233005

Additional APNs

2016 Status Code

5S3

Address 1340

Direction

E

Prefix

Street

Camino Amapola

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Ramon Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roofs with clay barrel tiles

Open eaves; brick walls with weeping mortar; steel sash casement windows; porch with wood posts and beam; attic vents in gable

**GENERAL ALTERATIONS**

Door (primary) replaced, No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. The Ramon Tract was developed by real estate agent John W. Williams in 1937. It is located at the southwest corner of Ramon Road and Calle de Los Amigos and consisted of 24 parcels.

Assessor Parcel Number

508234003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1357

Direction

E

Prefix

Street

Camino Amapola

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1950

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories

1

Current Use Multi-family residence

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Although this property appears to be an intact example of multi-family residential development from the immediate post-World War II era, it does not represent an excellent or distinctive example of its style or type, particularly when compared to other significant examples in Palm Springs. Therefore, it does not appear eligible for designation.

**Notes/Additional Information**



Assessor Parcel Number

513440017

Additional APNs

2016 Status Code

7R

Address

2196

Direction

S

Prefix

Street

Camino Barranca

Suffix

Location

200 W Camino Encanto

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Williams, Harry

Architect Source

Builder

Original Owner

Ransom, Robert

Other Owner(s)

Lapp, John; Braunshweiger, Walter; Lang, Walter; Manilow, Barry (II)

Historic Name

Rock Point; Ransom Residence

Common Name

Rock Point; Ransom Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palm Canyon Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Hipped roofs with clay barrel tiles

Plaster veneered exterior walls

Casement windows with divided lights

Prominent brick chimney

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival architecture by prominent architect Harry Williams. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. Harry J. Williams studied architecture at Cornell University and in 1905 cofounded, with Harry I. Schenck, the Dayton, Ohio firm Schenck and Williams, which became one of the most prominent architectural practices in the city. The firm's projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men's Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register for Julia Carnell. In 1934, with little work in Dayton during the Depression, Williams was hired by Carnell to design two major commercial projects in her winter home, Palm Springs: the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22). In 1943 Harry and his wife Una, who suffered from rheumatoid arthritis, moved to Palm Springs, where Harry opened an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry's death in 1957, the brothers continued in practice as Williams and Williams.

Assessor Parcel Number

513400018

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 213

Direction

Prefix

Street

Camino Buena Vista

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Extensively altered, Wall cladding replaced

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; comparison with 1962 Sanborn indicates large additions to rear and side facades; garage door replaced; security door added to primary entrance; decorative ceramic tile surrounds added; plaster possibly replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

513400004

Additional APNs

2016 Status Code

5S1

Address 272

Direction

Prefix

Street

Camino Buena Vista

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1924

Date from Research

Date Source

Architect Heineman, Alfred

Architect Source

Builder

Original Owner Davidson, Lewis R.

Other Owner(s)

Neel, Earl; English, Joey

Historic Name

Common Name

Neel, Earl, Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1.5

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

48

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-48).

**Notes/Additional Information**



Assessor Parcel Number

513400024

Additional APNs

2016 Status Code

7R

Address

282

Direction

W

Prefix

Street

Camino Carmelita

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1945

Date from Research

1936

Date Source

Arts and Architecture

Architect

Colcord, Gerard R.; Wright, Millard (landscape design)

Architect Source

Arts and Architecture; Steve Vaught

Builder

Original Owner

Other Owner(s)

Mercer, Johnny; Bartholomey, F.H.

Historic Name

Mercer Residence

Common Name

Bartholomay Residence; Casa de Luna Rio

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Horizontal massing

Gable roofs with clay barrel tiles

Plaster veneered exterior walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way. Garage door replaced.

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1936

Criterion

A/1/1, 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as the work of master architect Gerard Colcord; and for its long association with Johnny Mercer (1936-1976). However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This property was the long-time desert home of lyricist/composer Johnny Mercer and his wife, dancer Ginger Meehan. Mercer started writing songs for Hollywood in 1935 and wrote more than 1,500 before he died in 1976, including Moon River and Jeepers Creepers. According to the real estate listing, Mercer owned the home until his death in 1976 (he died in Bel Air), and his widow lived in their compound until her death in the 1990s. According to the Desert Sun, Mercer added a pool to the property in 1950. Architect Gerard Colcord, AIA, was born in St. Louis, Missouri. He was educated in Europe and the United States before moving to Los Angeles in 1924. Throughout his career, which lasted until his death in 1984, he designed over 300 estates across Southern California. He was known as Hollywood's society architect, and is most recognized for his Period Revival designs.

Assessor Parcel Number

505192008

Additional APNs

2016 Status Code

5S3

Address 1415

Direction

N

Prefix

Street

Camino Centro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964

Date from Research

Date Source

Architect Frey & Chambers

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Regency Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Blank wall surfaces veneered in smooth plaster

Vertically exaggerated entrance doors, set in projecting pavilion

Patterned metal screens

Rectangular plan; flat roof; attached garage

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1964

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Regency Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of Regency Revival residential architecture designed by the prominent Palm Springs architectural firm of Frey & Chambers. It exhibits quality of design and distinctive features including its projecting entrance pavilion with vertically exaggerated doors and its decorative metal screens.

**Notes/Additional Information**

This property is located in Las Palmas Estates, originally subdivided in 1926 by Prescott T. Stevens. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy. Robson Cole Chambers was born in Los Angeles. He earned his B.Arch from the University of Southern California School of Architecture in 1941. In 1946, he began working for John Porter Clark & Albert Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. In 1956, Clark left Clark, Frey & Chambers to focus on non-residential work; Frey & Chambers remained partners until 1966.

Assessor Parcel Number

513420023

Additional APNs

2016 Status Code

5S3

Address 183

Direction

W

Prefix

Street

Camino Encanto

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

McAllister Residence; El Descanso

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palm Canyon Estates; The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, L-shaped plan

Low-pitched gable roof with clay barrel tiles and open eaves with shaped rafter tails

Low, horizontal massing with wide street façade

Plaster wall cladding

Divided light wood sash or steel sash windows (casement and bay)

Louvered wood shutters

Entrance patio with low plastered masonry wall; asymmetrical composition; hooded chimneys; paneled wood door

**GENERAL ALTERATIONS**

Addition to rear/side facade

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor.



Assessor Parcel Number

503420015

Additional APNs

2016 Status Code

7R

Address 184

Direction

W

Prefix

Street

Camino Encanto

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research c. 1935

Date Source Visual observation

Architect Schenck & Williams (attributed)

Architect Source Attributed to Schenck & Williams by Steve Vaught, as the firm designed two commercial properties, unconfirmed

Builder

Original Owner Carnell, Julia

Other Owner(s)

Ross, Minnie; Corcoran, Robert J.

Historic Name Carnell Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood Palm Canyon Estates; The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash windows

Brick chimney with clay chimney pot; clay pipe gable vents

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; full extent of alterations unknown; some windows replaced and window surrounds may have been added; security grilles added; carport added; concrete block screen wall may have been added. Addition to the house in May 1945 by Mrs. Minnie M. Roos (per Desert Sun).

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of 1930s residential development, when important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and for its association with NCR heiress and important Palm Springs resident Julia Carnell. It may also be eligible for its Spanish Colonial Revival architecture and association with architects Schenck & Williams, pending further research. The property is not fully visible from the public right-of-way; therefore, additional information about the integrity of the property is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. This property was constructed for heiress Julia Carnell. In the early 1930s Desert Inn regular and widow of the co-founder of the National Cash Register Company (NCR) of Dayton, Ohio, Julia Shaw Patterson Carnell, began investing in Palm Springs real estate. Carnell purchased the Community Church property at the southeast corner of N. Palm Canyon Drive and E. Andreas Road and commissioned Dayton architect Harry J. Williams of Schenck and Williams, who had designed the NCR headquarters building, to design a two-story mixed-use building in Spanish Colonial Revival style. Carnell also purchased from Cornelia White a three-and-one-half acre parcel that comprised most of the block bounded by S. Palm Canyon Drive, W. Tahquitz Canyon Way, S. Indian Canyon Drive, and W. Arenas Road. There she constructed La Plaza and the Plaza Theatre (1936; HSPB-22), designed by Harry Williams. Based on Carnell's continued patronage of Schenck & Williams, this house may have been designed by the firm, but that is unconfirmed. A plaque on the house says Clara Bow House 1940; however, the house was constructed prior to 1940 and according to city directories, this is not where Clara Bow lived. (via Steve Vaught)

Assessor Parcel Number

513420051

Additional APNs

2016 Status Code

5S3

Address 197

Direction

W

Prefix

Street

Camino Encanto

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

McAlister, Harold

Other Owner(s)

Manilow, Barry (V)

Historic Name

Common Name

McAllister Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palm Canyon Estates; The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan, with radiating wing

Low-pitched gable roofs with clay barrel tiles and open eaves

Low, horizontal massing with wide street façade

Plaster wall cladding

Divided light steel sash casement windows

Wide, covered front porch with wood posts

Wood shutters

Brick chimney, wood lintel over front window

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1939

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as an excellent example of a Hacienda Ranch-style residential architecture. It exhibits quality of design with characteristic features of the style including its sprawling plan, horizontal massing, low-pitched gable roof with clay barrel tiles, steel sash windows, and wide, covered front porch with wood posts.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. This house is an example of a Hacienda Ranch-style residence. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This house has been incorrectly attributed to Harry Williams as the house of Julia Carnell; Carnell's residence was at 184 W. Camino Encanto.

Assessor Parcel Number

505231005

Additional APNs

2016 Status Code

3S

3CS

5S3

Address

1145

Direction

Prefix

Street

Camino Mirasol

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1938

Date from Research

Date Source

Architect

May, Cliff

Architect Source

Arts & Architecture

Builder

Original Owner

Snyder, Irving T.

Other Owner(s)

Historic Name

Common Name

White Tiles

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Las Palmas Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, U-shaped plan

Low-pitched gable and hipped roofs with clay barrel tiles and open eaves

Low, horizontal massing with wide street façade

Plaster cladding

Divided light steel sash casement and fixed windows

Wood shutters

Asymmetrical composition; prominent exterior chimney on primary façade; porch with wood post and beam

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

AC unit added to primary façade

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1938

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as an excellent example of Hacienda Ranch-style residential architecture by Cliff May, whose designs influenced the style beginning in the 1930s. It exhibits quality of design and characteristic features of the style, including its one-story, sprawling, U-shaped plan; low-pitched gable and hipped roof; and steel casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Licensed building designer Cliff May is considered the father of the California ranch house. Not a trained architect, May designed some 18,000 tract homes and over 1,000 custom homes throughout the United States, primarily in Southern California. In the 1930s, he pioneered his California ranch house designs, which combined the western ranch house and the Spanish hacienda with elements of Modernism.



Assessor Parcel Number

505202016

Additional APNs

2016 Status Code

5S3

Address 1184

Direction

Prefix

Street

Camino Mirasol

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect Matcham, Charles O.

Architect Source

Builder

Original Owner

Seaman, Katharine de Roulhac

Other Owner(s)

Borroughs, Joseph N.; Bennett, Melba and Frank; Reed, Donna

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Monterey Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Two-story height

Low-pitched hipped roofs

Second-floor covered wood balcony, cantilevered, across primary façade, with simple wood posts and wood railing

Louvered wood shutters

Irregular plan; asymmetrical composition; brick veneer exterior walls; steel sash casement windows

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; some windows replaced; solar panels added

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

553

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1934

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival

Sub-theme

Monterey Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is not fully visible from the public right-of-way, but it appears to be a good and relatively rare local example of Monterey Colonial Revival residential architecture by noted architect Charles O. Matcham. It exhibits quality of design and characteristic features of the style, including its second-floor cantilevered wood balcony, low-pitched, hipped roof, and steel casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute.

Assessor Parcel Number

513400002

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1951

Direction

Prefix

Street

Camino Monte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1959

Date from Research

Date Source

Architect Kaptur, Hugh

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves

Unadorned wall surfaces with no decorative detailing

Stone used as exterior wall panels and accent materials

Flush-mounted metal frame windows and sliding doors, and plate glass window walls

Prominent boulders on hillside site; L-shaped plan; one story massing over semi-subterranean carport with concrete block retaining walls; exterior stone chimney on primary façade; L-shaped concrete stair; metal pipe railings; double doors with circular pattern and hardware

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect Hugh Kaptur. It exhibits quality of design and distinctive features including exposed post-and-beam construction, extensive use of glass, and stone veneer to visually connect the building to its boulder-strewn hillside site.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

Assessor Parcel Number

513400023

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1985

Direction

Prefix

Street

Camino Monte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Regency Revival

**CHARACTER DEFINING FEATURES**

One-story, sprawling plan

Low, horizontal massing

Low-pitched hipped roof with boxed eaves

Plaster cladding

Wide, covered front porch with paired metal posts

Louvered wood shutters

Metal window hoods

**GENERAL ALTERATIONS**

Unknown/not visible, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; some windows have been replaced; some aluminum framed sliding doors have been added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it does not appear to be an excellent example of a style or type, and it has been altered. Therefore it does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text" value="513410001"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="1995"/>	<b>Direction</b>	<input type="text"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Camino Monte"/>	<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	<input type="text" value="1936"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text" value="Webster &amp; Wilson; Bashford, Katherine (landscape architect; Sheets, Millard)"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text" value="Davidson, H.C."/>		
<b>Other Owner(s)</b>	<input type="text"/>		
<input type="text"/>			
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Davidson Residence; Ship of the Desert; Geolist Residence"/>		
<input type="text"/>			

#### RESOURCE INFORMATION

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="2"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="The Mesa"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text" value="Streamline Moderne"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

47

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-47).

**Notes/Additional Information**

Assessor Parcel Number

505174018

Additional APNs

2016 Status Code

5S3

Address 365

Direction

Prefix

Street

Camino Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect Matcham, Charles O.

Architect Source Arts & Architecture

Builder

Original Owner Hicks, Harold

Other Owner(s)

Martin, Mary

Historic Name Hicks Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Ranch

Additional Style Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, U-shaped plan, with radiating wings

Low-pitched hipped roofs with clay barrel tiles and open eaves

Low, horizontal massing with wide street façade

Brick veneer at exterior walls

Steel sash casement windows

Attached garage, linked with open-sided breezeway

Wood shutters

Plastered chimneys with brick coping and terra cotta chimney pots; knee braces at eaves

**GENERAL ALTERATIONS**

Garage added

**CUSTOM ALTERATIONS**

Garage added to primary façade; bay window added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1936

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Association with a Significant Person

Period of Significance

1936

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; for its association with prominent early resident Harold Hicks; and as an example of Hacienda Ranch-style residential architecture designed by noted architect Charles O. Matcham. It exhibits quality of design and characteristic features of the style, including its one-story, sprawling, U-shaped plan, low-pitched hipped roof, brick veneer, and steel casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Harold Hicks (1909-1997) was the son of master carpenter Alvah Hicks, who was helped develop some of the village's premier neighborhoods including Old Las Palmas and Little Tuscany, and bought control of the Palm Valley Land and Water Company founded by John Guthrie McCallum in the 1920s. Harold Hicks became prominent in his own right, with involvement in the local insurance and real estate industries, as the chairman of the committee to incorporate the City of Palm Springs, a member of the Committee of 25, and president of the water company from 1942 until 1968. (Source: Greg Niemann)

Assessor Parcel Number

505172007

Additional APNs

2016 Status Code

5S3

Address

420

Direction

Prefix

Street

Camino Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1947

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Johnson, E.J.

Other Owner(s)

Vollmer, Fred (1959)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1

Current Use

Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling plan

Low, horizontal massing with wide street façade

Low-pitched hipped roof with boxed eaves and wood shakes

Plaster wall cladding

Divided light steel sash windows (casement, fixed, and grouped)

Attached garage

Prominent stone chimney on primary façade

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1947

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of post-World War II Ranch-style residential architecture. It exhibits quality of design and distinctive features including its sprawling plan, horizontal massing, prominent stone chimney, and wide steel-sash casement windows.

**Notes/Additional Information**

The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs.



Assessor Parcel Number

505174016

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 425

Direction

Prefix

Street

Camino Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1952

Date from Research 1946

Date Source 1946 Palm Springs City Directory

Architect

Architect Source

Builder

Original Owner

Arthur, Jerlyn

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

A comparison with the 1962 Sanborn indicates that the 1952 house on this property has been completely altered, or demolished and replaced.

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been substantially altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

505174003

Additional APNs

2016 Status Code

7R

Address 495

Direction

Prefix

Street

Camino Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Hillary, W.H. (1946)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 2

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Varied gable and hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

**GENERAL ALTERATIONS**

Unknown/not visible, Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; garage door replaced

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival style architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number

505173011

Additional APNs

2016 Status Code

5S3

Address 533

Direction

Prefix

Street Camino Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Guenther, Harry L. (1941)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mediterranean Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Hipped roof with clay barrel tiles and open eaves with shaped rafter tails

Exterior walls veneered in smooth plaster

Irregular plan; asymmetrical composition; one- and two-story height; steel casement windows with decorative surrounds and louvered wood shutters; paneled wood French doors; gabled entrance portico with Palladian motif

**GENERAL ALTERATIONS**

Door (primary) replaced, Wall cladding replaced

**CUSTOM ALTERATIONS**

Large estate property not fully visible from public right-of-way; Main house is visible; . Harry L. Guenther applied for a building permit to extend the garage in December 1941 (Fred Klug, contractor). (Desert Sun, 1/3/1941)

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1938

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1938

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Mediterranean Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; for the development of Palm Springs as an artists' colony in the 1920s and 1930s; and as a good example of Mediterranean Revival residential architecture. It exhibits quality of design and distinctive features, including its gabled entrance portico with Palladian motif.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Harry and Pearl Guenther were "prominent in the art colony [in Palm Springs], specializing in oil paintings." (Desert Sun, 11/23/1963).



Assessor Parcel Number

505173001

Additional APNs

2016 Status Code

5S3

Address 561

Direction

Prefix

Street Camino Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research 1937

Date Source Desert Sun, April 7, 1937

Architect Brewster & Benedict

Architect Source Desert Sun

Builder Marte, William and Hansen, H.L.

Original Owner Wilson, H. Dalzell

Other Owner(s)

Parsons, Jay H.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Round arched openings

Arcades

Wood-sash casement windows, with divided lights

Exterior chimney; attached garage

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; garage door replaced.

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1937

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1937

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its sprawling plan and arcaded entrance portico.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
<input type="text" value="508151001"/>	<input type="text"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>					
<b>Address</b>	<input type="text" value="723"/>	<b>Direction</b>	<input type="text"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Camino Parocela"/>	<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>								

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1946"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text" value="Pascali, Donato V."/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Indian Trail"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text" value="Spanish Colonial Revival"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Windows replaced - all
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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

508144016

Additional APNs

2016 Status Code

5S3

Address

546

Direction

S

Prefix

Street

Camino Real

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1955

Date Source

Desert Sun 11/11/1955

Architect

Architect Source

Builder

Original Owner

Kahn, Ted

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Multi-family residence

Stories

1

Current Use

Multi-family residence

Tract/Neighborhood

Warm Sands Tract

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched shed roof with wide overhanging eaves

Unadorned wall surfaces

Plaster wall cladding

Steel sash casement windows and corner windows

U-shaped plan around swimming pool; wood flush doors

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1955

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II courtyard apartment developed to accommodate the growing number of seasonal visitors after the war.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.



Assessor Parcel Number

508144006

Additional APNs

2016 Status Code

5S3

Address 564

Direction

S

Prefix

Street

Camino Real

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

LaRue, Charles E.

Other Owner(s)

Fleming, Isaac

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Warm Sands Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

**GENERAL ALTERATIONS**

Addition to primary façade

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; wood pergola added to primary façade; no other visible alterations

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Warm Sands tract, which was subdivided in 1937. This property is located in the Warm Sands tract, which was subdivided in 1937. Isaac Fleming was a retired metal products manufacturer from Los Angeles. His son, Art, was an aspiring actor at the time of his residence here. He would go to become famous as a game show host and was the first host of Jeopardy in 1964. (via Steve Vaught)

Assessor Parcel Number

508144007

Additional APNs

2016 Status Code

5S3

Address 576

Direction

S

Prefix

Street

Camino Real

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner Neil, Homer

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Warm Sands Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Stel-sash casement windows with divided lights

Rock wall at property line; corner chimney

**GENERAL ALTERATIONS**

Door (primary) replaced, No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Warm Sands tract, which was subdivided in 1937.

Assessor Parcel Number

508154005

Additional APNs

2016 Status Code

7R

Address 654

Direction

S

Prefix

Street

Camino Real

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

N/A

Current Use Single family property

Tract/Neighborhood

Warm Sands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s.



Assessor Parcel Number

511141001

Additional APNs

2016 Status Code

5S3

Address 1910

Direction S

Prefix

Street Camino Real

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Michael's House; Tiki Spa Hotel Apartments

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood

Smoke Tree Valley Estates

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Tiki

Additional Style

**CHARACTER DEFINING FEATURES**

Prominent gable roofs with wide overhanging eaves and flared rakes

Flat roofs with overhanging eaves

Carved wood ridge beams and outriggers

Lava rock veneer

Tropical landscaping including palm trees

Plaster veneer walls and slumpstone screen walls

Fixed triangular clerestory windows

Post-and-beam pergolas

Irregular plan with multiple wings enclosing garden courts and swimming pool; asymmetrical composition

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1964

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Tiki

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a Tiki-style, post-World War II commercial building. It exhibits distinctive features of the style including the prominent A-frame roofs, and flared ridge beams and rakes.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. In the 1950s and 1960s the romanticized exoticism of Tiki design, loosely inspired by Polynesian precedents, found its way into restaurants, bars, motels, apartment buildings, and even private homes with towering A-frame rooflines, carved wood beams, lava rock walls, and bamboo trim.

Assessor Parcel Number

511160002

Additional APNs

511051002

2016 Status Code

5S3

Address 1955

Direction

S

Prefix

Street

Camino Real

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research 1956

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Sahara Trailer Park

**RESOURCE INFORMATION**

Original Use Multi-family property

Stories 1

Current Use Multi-family residence

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched shed roofs with wide overhanging eaves and covered walkways supported on wood posts

Unadorned wall surfaces with no decorative detailing

Concrete block construction

Mobile home sites arranged on paved streets, surrounding a central community/recreation center and swimming pool

**GENERAL ALTERATIONS**

No major alterations, Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1956

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Trailer Park/Mobile Home Community Development

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

The Sahara Trailer Park is significant as an excellent example of a post-World War II trailer park, reflecting the continued importance of automobile tourism in the city in the postwar period. It has distinctive design and planning characteristics, including the street pattern, landscape features, and other amenities for residents.

**Notes/Additional Information**

As the demand for postwar housing increased and people began to migrate to the west to live, demand for house trailers that could be towed by the family car and used for year-round living increased. Once the industry was freed from wartime materials restrictions, it responded with a number of new models using metal siding and larger bathrooms and kitchens. The development of the "Tenwide" by manufacturer Marshfield Homes was uniquely 10-feet in width and helped mark the transition from "travel trailer" to "mobile home." As described by author Allan D. Wallis in his book "Wheel Estate," "manufacturers no longer made trailers that could also serve as dwellings, but dwellings that happened to be mobile." As described by author Lawrence Culver, "Though perhaps tainted by negative connotations elsewhere, in Palm Springs a trailer park was simply an extension of the resort's vacation atmosphere." Trailer travel was so popular that the Los Angeles Times had their own "Times Trailing" column and beat reporter, Jean Jacques. By 1950, the Desert Sun also had an ongoing column "What's Going On in the Trailer Parks" featuring events and the social comings and goings of visitors. In opposition to the image of slum encampments projected by opponents of mobile home parks in other parts of the country, the Villager called Palm Springs "the jeweled showcase of mobile living." Opened in 1954, the Sahara Trailer Park set a new standard for the upscale mobile home park in Palm Springs. The \$450,000 30-acre project was built by Duke Belzard and Roy E. Smith on a parcel purchased from Lee Arenas, marking the first time that Indian land in Section 26 was developed by non-Agua Caliente members. Amenities of the Sahara design included wide paved streets; a plaza with grocery store, television viewing room, shuffleboard courts, card room, dance hall, and beauty shop; and a large swimming pool. The architectural design of the common buildings was based on the architecture of the nearby Biltmore Hotel. The Sahara Trailer Park was featured nationally in Popular Mechanics and National Geographic for distinctive new features such as cabanas and annexes.

Assessor Parcel Number

505202009

Additional APNs

2016 Status Code

7R

Address 350

Direction

Prefix

Street

Camino Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Wilson, D.H. (1946)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."



Assessor Parcel Number

505202010

Additional APNs

505202010

2016 Status Code

7R

Address 404

Direction

Prefix

Street Camino Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research 1937

Date Source Desert Sun

Architect Brewster & Benedict

Architect Source Steve Vaught

Builder

Original Owner Hicks, Alvah F. and Theresa

Other Owner(s)

Graham, Charles A.; Wagner, Albert C.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles

Concrete block walls with weeping mortar

Multiple hooded concrete block chimneys

**GENERAL ALTERATIONS**

Garage added, Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; comparison with 1962 Sanborn indicates garage addition to side façade

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way, and therefore additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number

505202017

Additional APNs

2016 Status Code

7R

Address 478

Direction

Prefix

Street

Camino Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1930

Date from Research

Date Source

Architect Miller, Lee

Architect Source Palm Springs News, 4/18/1935

Builder

Original Owner Rose, Frederick A.

Other Owner(s)

Oeriel, E.E. (1946)

Historic Name

Common Name

Las Rosas

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Large estate property, not fully visible from the public right-of-way; masonry gatehouse with weeping mortar and clay barrel tile roof; wood plank driveway gates with clavos

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

**Period of Significance**

1930

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1930

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It also appears significant for its Spanish Colonial Revival architecture by master builder Lee Miller. However, it is not fully visible from the public right-of-way, and therefore additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. On the heels of his success with Merito Vista, in 1926 Prescott T. Stevens began subdividing a large parcel of land directly to the north which he called Las Palmas Estates. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish styles by observing existing adobes and pattern books.

Assessor Parcel Number

505232004

Additional APNs

2016 Status Code

5S3

Address

523

Direction

Prefix

Street

Camino Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1936

Date from Research

Date Source

Architect

Brewster & Benedict

Architect Source

Desert Sun

Builder

Original Owner

Hicks, Milton

Other Owner(s)

Menjou, Adolph; Clampett, F.W.

Historic Name

Hicks Residence

Common Name

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1

Current Use

Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, irregular plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves

Brick veneer exterior walls

Divided light steel sash casement windows

Wide, covered front porch with wood posts

Wood shutters

**GENERAL ALTERATIONS**

Carport added, Door (primary) replaced

**CUSTOM ALTERATIONS**

Carport added to primary façade

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1936

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Hacienda Ranch style architecture designed by the prominent firm of Brewster & Benedict. It exhibits quality of design and distinctive features including its brick veneer walls, wide covered porch, and steel sash casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. This house is an example of a Hacienda Ranch. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This house was built for prominent villager Milton Hicks. It was purchased in 1940 by screen star Adolphe Menjou; Menjou added a Paddock Co. pool after moving in.



505273016

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□ □ □ □ □

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420

W

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Pl

\_\_\_\_\_


## Single family property

1

District 

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[illegible]

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**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."

Assessor Parcel Number

504072011

Additional APNs

2016 Status Code

7R

Address 2684

Direction

N

Prefix

Street

Cardillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Coffman, Chuck

Other Owner(s)

Historic Name

Common Name

Coffman Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palm Springs Village

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


Not visible from the public right-of-way

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The Palm Springs Village Tract (1936-37) was another large tract west of the Racquet Club, with 230 parcels. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.

Assessor Parcel Number

505321003

Additional APNs

2016 Status Code

5S3

Address 222

Direction

W

Prefix

Street

Chino

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1927

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Engelbrecht, Suzanne; Somavia Jr., J.R.; Rives, J.C.; Burke, S.P.

Historic Name

Common Name

Stouffen Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Vista Acres

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable or hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows and French doors, with divided lights

Round arched openings

Balcony, patios and tower

Plastered masonry screen walls with decorative wrought iron gates; plastered exterior chimney with decorative ceramic tile

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Garage door replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1927

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1927

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its varied gable roofs with clay barrel tiles, square tower, and wood sash windows and French doors.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. This property has been associated with Sammy Davis, Jr., Clark Gable and Carole Lombard; and Kay Spreckles Gable. None of these associations are verified.



Assessor Parcel Number

505311003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 362

Direction

W

Prefix

Street

Chino

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1927

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Parker Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Vista Acres

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Extensively altered, Garage added, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced

**CUSTOM ALTERATIONS**

Comparison between 1929 Sanborn and current aerial photos indicates that the property has been extensively altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
<input type="text" value="505311005"/>	<input type="text"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>
<b>Address</b>	<input type="text" value="420"/>	<b>Direction</b>	<input type="text" value="W"/>	<b>Prefix</b>
				<input type="text"/>
<b>Street</b>	<input type="text" value="Chino"/>		<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1991"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="2"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Vista Acres"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b>
			<input type="text"/>
<b>Architectural Style</b>	<input type="text" value="Other"/>	<b>Additional Style</b>	<input type="text"/>

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

Assessor Parcel Number

505311006

Additional APNs

2016 Status Code

5S3

Address

444

Direction

W

Prefix

Street

Chino

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1933

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Shettler, Reuben

Other Owner(s)

Historic Name

Shettler Residence

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

2

Current Use

Single-family residence

Tract/Neighborhood

Vista Acres

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

Pointed arched openings

Decorative grilles of plaster

Exterior plaster chimney; wood plank shutters; recessed wood plank door (primary) with sidelights

**GENERAL ALTERATIONS**

Addition to rear/side facade, Windows replaced - some

**CUSTOM ALTERATIONS**

Wall cladding may have been replaced; metal security grilles added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1933

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1933

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its pointed entrance arch and pierced plaster window grilles.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.



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6Z

6Z

6Z

<b>Address</b>	470
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<b>Direction</b>	W
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W

Prefix	
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<b>Street</b>	Chino
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<b>Suffix</b>	Dr
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<b>Location</b>	588 N Patencio Rd
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<b>Date from Tax Assessor</b>	1990	<b>Date from Research</b>	
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Date from Tax Assessor	1990
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<b>Date from Research</b>	
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**Date Source**

Architect	
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<b>Architect Source</b>	
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Builder	
---------	--

Original Owner	
Other Owner(s)	

<b>Historic Name</b>	
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**Common Name**

<b>Original Use</b>	Single-family residence
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Stories	2
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<b>Current Use</b>	Single-family residence
--------------------	-------------------------

<b>Tract/Neighborhood</b>	Vista Acres
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<b>Resource Attribute</b>	HP2. Single family property
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☐ Located in a District?      **District**

Architectural Style	
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**Additional Style**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

Assessor Parcel Number

504292001

Additional APNs

2016 Status Code

5S3

Address 595

Direction

W

Prefix

Street

Chino Canyon

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1968

Date from Research

Date Source

Architect McNaughton, James

Architect Source Desert Sun

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Regency Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Vertically exaggerated arched entrance doors, set in projecting pavilion

Irregular plan; asymmetrical composition; flat roof; cement plaster cladding; round arched entrance pavilion with finials; round arched windows; flush mounted metal windows and clerestory windows

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Regency Revival

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Regency Revival residential architecture designed by prominent local designer James McNaughton. It exhibits quality of design and distinctive features including vertically exaggerated, arched entrance doors set in a projecting pavilion with round arches and decorative finials.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement. James McNaughton was an art director and set designer for early television programs in the 1950s, including Pulitzer Prize Playhouse and The United States Steel Hour. In the 1960s and 1970s he turned to residential design and designed a number of houses in Palm Springs, primarily in the then-fashionable Regency Revival style.

Assessor Parcel Number

504212006

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 669

Direction

W

Prefix

Street

Chino Canyon

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1.5

Current Use Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and shed roofs

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Hillside site; irregular plan and massing; asymmetrical composition on different levels; plastered chimneys with decorative hoods

**GENERAL ALTERATIONS**

Addition to rear/side facade, Carport added, Roof cladding replaced (incompatible material)

**CUSTOM ALTERATIONS**

Garage door replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks (1884-1944) worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in the summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy." In total, it includes sixty-two large, irregularly-shaped parcels, the first forty of which were subdivided by Hicks and his wife Teresa (Tess) Hicks in 1936-37. This residence was attributed to John Porter Clark by Patrick McGrew in his book "Desert Spanish;" however that attribution has not been confirmed.



Assessor Parcel Number

504211003

Additional APNs

2016 Status Code

5S3

Address

845

Direction

W

Prefix

Street

Chino Canyon

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1946

Date from Research

Date Source

Architect

Clark & Frey

Architect Source

Builder

Hicks, Alvah

Original Owner

Jergens Family

Other Owner(s)

Adams, Frank C. (1946 City Directory); Presley, Elvis

Historic Name

Jergens Residence; Presley Residence

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, U-shaped plan

Low-pitched gable roofs with clay barrel tiles and open eaves

Low, horizontal massing with wide street façade

Plaster cladding with stone accents

Attached garage

Hillside site; asymmetrical composition on multiple levels; stone retaining walls and exterior chimney on primary façade; steel sash casement windows

**GENERAL ALTERATIONS**

Decorative elements added, Door (primary) replaced

**CUSTOM ALTERATIONS**

Secondary door replaced; garage door replaced; metal railings added

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

553

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1970-1977

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

The Influence of the Entertainment Industry

Sub-theme

Association with an Important Person

Period of Significance

1946

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Ranch

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant for its association with singer Elvis Presley, who owned it and spent several months there each year from 1970 until his death in 1977. During this time the property was informally known as "Graceland West." It is also significant as an example of Hacienda Ranch-style residential architecture by the prominent local architecture firm Clark & Frey.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks (1884-1944) worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy." This property is one of several architecturally significant works in the Little Tuscany neighborhood. It was commissioned by the Jergens family (of lotion fame) and designed by Clark & Frey in 1946. It was purchased by McDonald's executive Ray Kroc in 1960 and by Elvis Presley in 1970. Presley recorded nine songs in the house and spent several months there each year with his wife Priscilla. After the couple's divorce in 1973 Presley expanded the house by 2,000 square feet, including an additional bedroom and an entertainment room called "The Jungle Room." (Source: Forbes, September 10, 1914) John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality,

Assessor Parcel Number

504211001

Additional APNs

2016 Status Code

5S1

Address 875

Direction

W

Prefix

Street

Chino Canyon

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1942

Date from Research

Date Source

Architect Clark & Frey

Architect Source CHRD

Builder

Original Owner Hamrick, John and Fannie

Other Owner(s)

Historic Name

Common Name

Hamrick Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

50

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate. (HSPB-50)

**Notes/Additional Information**

Assessor Parcel Number

510241017

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 2929

Direction

Prefix

Street Cholla

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1925

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Araby Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Extensively altered, Garage added, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Appears to be extensively altered. Garage added; roofing replaced; fascia added; stone nogging at porch appears added; porch parapet appears added; size and proportions of windows appear to be altered; wood siding appears to be added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming."



Assessor Parcel Number

507024005

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 443

Direction

E

Prefix

Street

Chuckawalla

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Caniff, Milton

Historic Name

Common Name

Caniff Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palm Springs Estates #5

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Chimney altered, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Garage door replaced or altered; entrance altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been extensively altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates #5, subdivided in 1936. It is located to the north of Prescott T. Stevens' Palms Springs Estates, originally subdivided in 1927, but is not associated with Stevens.

Assessor Parcel Number

504201024

Additional APNs

2016 Status Code

1S

1CS

5S3

Address 1011

Direction

W

Prefix

Street

Cielo

Suffix

Dr

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1955

Date from Research

Date Source

Architect White, Walter

Architect Source

Builder

Original Owner

Alexander, Franz

Other Owner(s)

Historic Name

Common Name

Alexander Residence

### RESOURCE INFORMATION

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One- and two-story configuration with simple geometric forms

Horizontal massing

Unadorned wall surfaces; usually with little or no decorative detailing

Wood, glass, and stone used as exterior wall panels and accent materials

Flush-mounted metal frame windows and sliding doors, and clerestory windows

Hillside site; concrete block retaining walls; L-shaped plan; curved shed roof with wide overhang and wood fascias; balcony with metal railing and support; metal framed glass walls; angled butt-glazed clerestory windows

### GENERAL ALTERATIONS

No major alterations

### CUSTOM ALTERATIONS

Some window glazing may have been replaced

**2016 Status Code**

1S

1CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S3

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by local architect Walter White. It exhibits quality of design and distinctive details, including its extensive use of stone, concrete block, and wood, curved shed roof, and angeled, butt-glazed clerestory windows. In 2015 it was listed in the National Register of Historic Places.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Walter S. White was born in 1917. Between 1933 and 1936, he attended San Bernardino High School. He worked for Harwell H. Harris for six months, followed by an eight-month term in Rudolf Schindler's Los Angeles office, a six-month term with Allen Rouff, and, finally, a two year and six month term with Win E. Wilson. In Wilson's office, White helped plan and design prefabricated war housing with a skin-stressed plywood panel system. For the remainder of World War II, White was employed by the Douglass Aircraft Co. in El Segundo, California, working on machine tool design. In 1947, White moved from Los Angeles to Palm Springs, where he worked for Clark & Frey before embarking on his own practice as a designer and contractor in Colorado Springs, Colorado. He continued to work as a contractor in Colorado Springs until 1967 when he obtained his architecture license. White then returned to California, where he worked throughout the 1970s and 1980s. He designed residences, ski lodges, commercial buildings, churches, club houses, and condominiums. White died in 2002, at the age of 85.

Assessor Parcel Number

504201027

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1021

Direction

W

Prefix

Street

Cielo

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1968-69

Date from Research

Date Source

Architect Ellwood, Craig and Associates

Architect Source

Builder

Original Owner Palevsky, Max

Other Owner(s)

Historic Name Palevsky Residence

Common Name

Palevsky Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof

Unadorned wall surfaces

Rectangular plan; symmetrical composition; concrete block walls with steel I-beam fascia; wood tongue-and-groove garage door; windows not visible from public right-of-way; naturalistic landscape with gravel, large boulders, palms, and desert plants

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Metal framed glass screens at entrance appear to have been added

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1968-69

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Craig Ellwood; it exhibits exceptional importance and therefore meets National Register Criteria Consideration G for properties that are less than 50 years old. It exhibits quality of design and characteristic features of the style, including its horizontal massing, flat roof, unadorned concrete masonry wall surfaces, and steel I-beam fascia.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. Max Palevsky was a Russian-born billionaire who made his wealth producing computers and their components. Prior to commissioning his Palm Springs weekend house, computer tycoon Max Palevsky kept an apartment at the Town and Country Center (Paul R. Williams and A. Quincy Jones, 1950). After deciding the apartment lacked privacy, Palevsky commissioned architect Craig Ellwood to design a Moroccan-style walled house on a sloping plateau along West Cielo Drive, overlooking the city of Palm Springs to the south. Palevsky was closely involved with the design of his Palm Springs home, noting, "I should have been an architect, but I grew up in the Depression and I didn't really choose what I became." The resulting Palevsky House was a "synthesis of the best elements of Ellwood's domestic architecture," drawing from Ellwood's previous projects for inspiration about planning, massing, and design elements. Ellwood maximized the blending of interior and exterior space by employing glass screen walls at one end of the main axis, and, at the other end, opening the courtyard to the view of the city. Ellwood shaped the steel-frame Palevsky House around the owner's large art collection and interest in the privacy of traditional Moroccan architecture. Ellwood translated the traditional North African plan into his preferred Miesian steel and glass idiom. (Adapted from Neil Jackson, California Modern: The Architecture of Craig Ellwood) Craig Ellwood studied structural engineering at UCLA in the late 1940s. Although he never earned a formal degree he developed a strong interest in the application of industrial materials and techniques to architecture. He worked as a contractor and construction estimator in Los Angeles before establishing Craig Ellwood Associates in 1949. In 1951 he was invited by John Entenza, editor of Arts & Architecture magazine, to participate in the Case Study House program. Ellwood designed three houses for the program, #16 (considered to be among the most important of postwar California homes), #17 and #18, between 1952 and 1958. As a result of the program Ellwood won commissions for the design of a number of noteworthy Modern houses throughout Los Angeles, as well as commercial buildings and the iconic Bridge Building at Art Center College of Design in Pasadena.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	
504201009			5S1
<b>Address</b>	<b>Direction</b>	<b>Prefix</b>	<b>Street</b>
1030	W		Cielo
<b>Location</b>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1952	<b>Date from Research</b>	1954
<b>Date Source</b>			
<b>Architect</b>	Williams, E. Stewart		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Edris, William		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Edris Residence (II)		

**RESOURCE INFORMATION**

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Little Tuscany
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Mid-century Modern	<b>Additional Style</b>	

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

46

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-46).

**Notes/Additional Information**

Assessor Parcel Number

504201037

Additional APNs

2016 Status Code

7R

Address

1044

Direction

W

Prefix

Street

Cielo

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1957

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Modern

**CHARACTER DEFINING FEATURES**

One-story height and rectangular plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves and rakes supported on outrigger beams

Board-and-batten siding and stone veneer at exterior walls

Wide, covered front porch with wood posts

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

		7R
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

--

HRI Code

--

2003 Status Code

--

HSPB No.

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

7R
----

Period of Significance

1957

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of a Modern Ranch-style residence. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs.

Assessor Parcel Number

502220001

Additional APNs

2016 Status Code

5S3

Address 161

Direction S

Prefix

Street

Civic

Suffix

Dr

Location 161-199 S Civic Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964

Date from Research

Date Source

Architect Wexler, Donald; Hamilton, David (landscape architect)

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Professional Park

Common Name

Professional Park

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Glass, plaster, brick and tile used as exterior wall panels

Flush-mounted metal frame fixed and sliding windows

Grouping of five commercial buildings arranged in linear fashion around a central landscaped court; surrounded by mature trees and shrubs; flush wood doors and transom panels

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1964

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1964

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as the first office condominium development in the state of California; as a good example of a courtyard professional buildings; and as a good example of Mid-century Modern commercial architecture designed by prominent Palm Springs architect Donald Wexler. The building exhibits quality of design with distinctive features including its plan organization around a central landscaped court, flat roofs with wide overhanging eaves and cantilevered canopies, and connection of indoor and outdoor space.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84). Wexler was a partner in the development of the innovative Professional Park; other partners included Bernard Perlin and Dinah Shore. This development was the first case in California where the office units were financed as condominiums. Professional Park was organized so that each unit had garden views and open space. The original landscape was designed by landscape architect David Hamilton. Wexler located his office in the complex. (Source: Steel and Shade: The Architecture of Donald Wexler)



Assessor Parcel Number

502252009

Additional APNs

2016 Status Code

5S3

Address 490

Direction

S

Prefix

Street

Compadre

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Ritter, Edith

Historic Name

Common Name

Kiddie Kollege

**RESOURCE INFORMATION**

Original Use Institutional

Stories 1

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP15. Educational building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof

Unadorned wall surfaces

Plaster wall panels

Wood frame fixed clerestory windows

Asymmetrical composition; L-shaped plan enclosing play yard; slumpstone screen walls; louvered screens; flat roofed entrance porch

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

5S3
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

--

Criterion

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Context

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Theme

--

Sub-theme

--

**Statement of Significance**

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**Notes/Additional Information**

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Assessor Parcel Number

504132011

Additional APNs

2016 Status Code

5S3

Address 280

Direction

W

Prefix

Street

Cortez

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palm Springs Desert Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Horizontal wood siding; porch with wood posts

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. The property is located in Palm Springs Desert Estates, which was announced on page one of the March 1936 Palm Springs News as “the largest single land development ever carried out in Palm Springs.” The planned one-hundred acre project adjoined the Racquet club on the east. The initial subdivision for this project consisted of the 18-parcel Palm Springs Desert Estates Tract bordered by Cabrillo Road to the north, Cortez Road to the south, Zanjero Road to the east and Anza Road on the west. Developed by Mason Case and Company, the company established an office in the Carnell building and assembled a team of architects, engineers, contractors and sales agents. Mason Case (1880-1948) was associated with numerous land projects including reclamation projects and residential developments in San Francisco and Los Angeles—including developments in Redwood City and South Gate. For this project, Case established a working relationship with architect W. C. Pennell with the intention of constructing “modern bungalows.” H.E. Holton was selected to be contractor. For reasons that are unknown at this time, the vision for Palm Springs Desert Estates was never fully realized and by 1939 only four residences had been constructed: 260 Cortez Road, 280 Cortez Road, 216 Cabrillo Road, and 261 Cabrillo Road.

Assessor Parcel Number

513373019

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 210

Direction

W

Prefix

Street

Crestview

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Walska, Ganna

Other Owner(s)

Historic Name

Common Name

Walska Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood

Mountain View Estates No. 1

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to upper story, Chimney altered, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished or substantially altered and therefore does not appear eligible for designation.

**Notes/Additional Information**



**Assessor Parcel Number**

513372021

**Additional APNs****2016 Status Code**

6Z

6Z

6Z

**Address**

233

**Direction**

W

**Prefix****Street**

Crestview

**Suffix**

Dr

**Location**

Alternate address: 324 Overlook. This is the guesthouse for the Gillette Residence at 277 Crestview Dr.

**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor**

1933

**Date from Research**

c. 1923-1925

**Date Source**

Steve Vaught

**Architect****Architect Source****Builder****Original Owner**

Gillette, King Camp

**Other Owner(s)**

Halliday, Fred D.

**Historic Name**

Gillette Guest House

**Common Name****RESOURCE INFORMATION****Original Use**

Single-family residence

**Stories**

1

**Current Use**

Single-family residence

**Tract/Neighborhood**

The Mesa

**Resource Attribute**

HP2. Single family property



Located in a District?

**District****Architectural Style**

Spanish Colonial Revival

**Additional Style****CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Comparison with 1962 Sanborn indicates that the property has been extensively altered. It appears that the northeast corner of the building has been removed to create a small patio; substantial additions have been constructed on the side of the primary façade and at the rear; exterior wall cladding appears to have been completely replaced; all windows appear to have been replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1920s residential development, when important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is an early estate property associated with inventor and prominent businessman King Camp Gillette. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates; now the Mesa), a significant early development nestled in the foothills of the southern end of the city. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. Wealthy capitalists who came to Palm Springs in the 1920s include King Camp Gillette (1855-1932), an American inventor and first manufacturer of a razor with disposable blades. The King Camp Gillette Estate was originally composed of three buildings on a single property that now comprises five parcels. These buildings were constructed c. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview Road (guest house), and 324 Overlook (likely a guest house). These houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels were subdivided in the early 2000s, and two new homes (constructed 2004 and 2007) are now situated between 233 W. Crestview Dr. and 277 W. Crestview Dr. The King Gillette Estate was published in Country Life, November 1928. Although this house was built on what appears to be a part of the Gillette property, it is not clear if it was constructed for Gillette as there are different owner/occupants listed in the City Directory. For a number of years the house was occupied by wildlife conservationist Fred D. Halliday who cared for what the Desert Sun described as "hundreds of wild quail, mourning doves, chipmonks, rabbits and iguanas, using up to two tons of feed in his mid-city sanctuary here."

Assessor Parcel Number

513362012

Additional APNs

2016 Status Code

5S3

Address 277

Direction

W

Prefix

Street

Crestview

Suffix

Dr

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1924

Date from Research c. 1923-1925

Date Source Steve Vaught; 1926 King Gillette Home Movie; 1929 Sanborn

Architect

Architect Source

Builder

Original Owner Gillette, King Camp

Other Owner(s)

Holloway, Harry D.; Turner, E.C.; Cella, J.B.; Machris, George; Robertson, E.H.; Nathanson, Jerry

Historic Name King Gillette Estate

Common Name

King Gillette Estate

### RESOURCE INFORMATION

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

### CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

One-story house over semi-subterranean garage; plastered chimneys; decorative gable vents; secondary entrances have covered porches with wood posts and beams

### GENERAL ALTERATIONS

Addition to rear/side facade, Windows replaced - some

### CUSTOM ALTERATIONS

Security screen added; metal railings added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1923

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Single-family Residential Development (1919-1929)

**Period of Significance**

1923

**Criterion**

B/2/2

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Association with an Important Person

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of 1920s residential development, when important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; it is an early estate property associated with inventor and prominent businessman King Camp Gillette.

**Notes/Additional Information**

This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates; now the Mesa), a significant early development nestled in the foothills of the southern end of the city. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. Wealthy capitalists who came to Palm Springs in the 1920s include King Camp Gillette (1855-1932), an American inventor and first manufacturer of a razor with disposable blades. The King Camp Gillette Estate was originally composed of three buildings on a single property that now comprises five parcels. These buildings were constructed c. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview Road (guest house), and 324 Overlook (likely a guest house). These houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels were subdivided in the early 2000s, and two new homes (constructed 2004 and 2007) are now situated between 233 W. Crestview Dr. and 277 W. Crestview Dr. The King Gillette Estate was published in Country Life, November 1928.

Assessor Parcel Number

513361025

Additional APNs

2016 Status Code

7R

Address

294

Direction

W

Prefix

Street

Crestview

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1933

Date from Research

1925

Date Source

LA Examiner 3/22/1925

Architect

Williams, Paul R.

Architect Source

LA Examiner 3/22/1925

Builder

Original Owner

Fulford, Edward T. "Ted"

Other Owner(s)

Kidston, William, H.: Kidston, Ross H.: Bunker Jr., George T.; Bono, Sonny

Historic Name

Fulford/Kidston/Bono Residence

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute

HP2. Single family property

☐

Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1925

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival-style design by prominent architect Paul R. Williams. However, the property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This property was built by Fulford; it appears that the house was designed by Paul R. Williams based on a 1925 article in the Los Angeles Examiner. Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams' first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects' College of Fellows. This property was published in Country Life, November 1928.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	
513363007			5S3
<b>Address</b>	<b>Direction</b>	<b>Prefix</b>	<b>Street</b>
1850	W		Crestview
<b>Location</b>			

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1930	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>	McKinney, Willard A. (1948); McCabe, Judge Hilton H. (1952)		
<b>Historic Name</b>			
<b>Common Name</b>	McCabe Residence		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	The Mesa
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Pueblo Revival	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


Irregular plan; clustered cubist massing; flat roofs with rounded parapets; roof scuppers; plastered chimneys; plaster wall cladding forming wide uninterrupted surfaces; tripartite wood casement windows

#### GENERAL ALTERATIONS

Windows replaced - some
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#### CUSTOM ALTERATIONS

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**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1930

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Pueblo Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a rare local example of Pueblo Revival residential architecture. It exhibits quality of design and distinctive features, including clustered cubist massing, flat roofs with rounded parapets, and wood casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Judge McCabe lived here in 1952 per city directory.

Assessor Parcel Number

513363004

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1851

Direction

W

Prefix

Street

Crestview

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research 1938

Date Source Steve Vaught

Architect

Architect Source

Builder

Original Owner Mayo, Ruth

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Pueblo Revival

Additional Style

**CHARACTER DEFINING FEATURES**

One- and two-stories above garage

Flat roof/roof terrace with parapets

Cubic massing

Expressed concrete masonry construction

Casement windows with wood lintels over some openings

Lack of ornamentation

**GENERAL ALTERATIONS**

Extensively altered, Windows replaced - all

**CUSTOM ALTERATIONS**

Garage doors replaced and garage may have been altered; addition to south façade per Sanborn map; alteration to upper story window/door opening and portion of wall reconstructed; vigas removed; awning removed; metal balustrade removed from terrace

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition; and a rare local example of Pueblo Revival residential architecture. However, this property has been extensively altered; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This house has been linked to Zane Grey; however per Steve Vaught, Zane Grey likely had no association with this house. The only known Zane Grey association is in a 1969 real estate ad.

Assessor Parcel Number

507530001

Additional APNs

2016 Status Code

7R

Address

1314

Direction

Prefix

Street

Culver

Suffix

Pl

Location

1250 E Paseo El Mirador

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1956

Date from Research

Date Source

Architect

Williams, E. Stewart

Architect Source

Builder

Original Owner

Williams, E. Stewart

Other Owner(s)

Chihuly, Dale

Historic Name

Williams Residence

Common Name

Williams Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Colony of El Mirador

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It was designed in 1956 by prominent local architect E. Stewart Williams as his family residence. This property is surrounded by later development. It is located in a gated community and therefore could not be evaluated.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976). Mr. and Mrs. E. Stewart Williams are listed in the Desert Sun in November 1955 as taking out a permit for a \$24,000 new house at 1250 Paseo El Mirador. This address is also listed by Williams as his residence in his application to the AIA. The original property has been subdivided, and the present-day address corresponds to 1314 Culver Place. This property was listed in the Citywide Historic Resources Database at 1066 Paseo El Mirador.



Assessor Parcel Number

502033011

Additional APNs

2016 Status Code

3S

3CS

5S3

Address

1950

Direction

E

Prefix

Street

Desert Palms

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1947/1990

Date from Research

Date Source

Architect

Cody, William F.

Architect Source

The Architecture of William Cody; Palm Springs Historical Society

Builder

Original Owner

Cody, William F. and Winifred

Other Owner(s)

Historic Name

Cody Residence

Common Name

Cody Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Desert Palms Estates

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in wood or steel

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Wood and concrete block used as exterior wall panels or accent materials

Flush-mounted metal frame windows

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; restored and remodeled in the 1990s

		<b><u>2016 Status Code</u></b>		3S	3CS	5S3
<b><u>PREVIOUS SURVEY EVALUATION</u></b>						
<b>City Historic Resources Database</b>	Yes	<b>HRI Code</b>		<b>2003 Status Code</b>	5S3; 4S	
<b>HSPB No.</b>						

<b><u>2016 EVALUATION</u></b>		<b>National Register</b>	3S	<b>California Register</b>	3CS	<b>Local</b>	5S3
<b>Period of Significance</b>	1947	<b>Criterion</b>	C/3/4, 5				
<b>Context</b>	Architectural Styles & Local Practitioners						
<b>Theme</b>	Post-World War II Modernism						
<b>Sub-theme</b>	Mid-century Modern						

<b>Period of Significance</b>		<b>Criterion</b>	
<b>Context</b>			
<b>Theme</b>			
<b>Sub-theme</b>			

<b>Period of Significance</b>		<b>Criterion</b>	
<b>Context</b>			
<b>Theme</b>			
<b>Sub-theme</b>			

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs’ list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect William F. Cody as his own residence. It exhibits quality of design and distinctive features including its expressed post-and-beam construction and concrete block walls.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This house was designed by prominent local architect William F. Cody, who built it as his family residence. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. It was reportedly Cody’s first experiment in steel frame residential architecture. The perimeter of the property was surrounded by a zig-zagging slumpstone wall. The mortar joints were bagged with sand-filled burlap sacks to smooth the joints, which became a signature of Cody’s later designs. The house’s structural elements (steel beams, adobe walls, and glass) are all exposed, and the distinction between indoor and outdoor spaces are blurred with the use of glass, reflecting pools, and atriums. The home originally featured a blue glass canopy over the entry. The home has two guest bedrooms, two outdoor showers, a conversation pit in the living room, and a sliding skylight in the master bedroom. There is also a bomb shelter – a nod to the Cold War era in which the home was built. Cody’s former partner, Frank Urrutia, purchased the home from the Cody estate, and restored and remodeled the house in the 1990s. [Source: Andy Sotta, “William F. Cody Home,” in The Architecture of William F. Cody: A Desert Retrospective (Palm Springs, CA: Palm Springs Preservation Foundation, 2004), 19.]

Assessor Parcel Number

508393010

Additional APNs

2016 Status Code

5B

Address 1106

Direction

S

Prefix

Street

Driftwood

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1966

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Liberace

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Deep Well Ranch Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Regency Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Tall, steeply pitched mansard, hipped or gable roofs

Blank wall surfaces veneered in concrete block

Tall, narrow, round-arched wall dormers

Eccentrically detailed and unconventionally proportioned Neo-Classical features including dentil cornice

Exaggerated applied ornament, including large urns atop cornice

Forecourt with U-shaped driveway, scalloped masonry wall with piers and urns, and porte-cochere with mansard roof

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

		5B
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

5B
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Period of Significance

1966

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Regency Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Regency Revival residential architecture. It exhibits quality of design and distinctive features including its steeply pitched mansard roof, round-arched dormers, and eccentrically detailed Neoclassical features.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement. Liberace had this house built for his mother, Frances.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text"/>	<input type="text"/>				
<b>Address</b>	<input type="text"/>	<b>Direction</b>	<input type="text"/>	<b>Prefix</b>	<input type="text"/>
				<b>Street</b>	<input type="text" value="Easmor"/>
				<b>Suffix</b>	<input type="text" value="Cir"/>
<b>Location</b>	<input type="text"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="c. 1945"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
<input type="text"/>			
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Tie Down Easmor Circle"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Military"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text" value="Other"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP34. Military property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text" value="Enchanted Homes"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

40

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-40).

**Notes/Additional Information**



Assessor Parcel Number

507233001

Additional APNs

2016 Status Code

5S3

Address 1011

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect Miller, Lee (attributed)

Architect Source Steve Vaught

Builder

Original Owner

Other Owner(s)

Greene, Mary; McKee, Mrs. Homer; Hamilton, Bill; Randolph, Roy; Valdez, Elayne and Miguelito

Historic Name

Common Name

Miller Adobe

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

L-shaped plan and horizontal massing

Side gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Plaster chimney; wood lintels and projecting brick sills at windows; double doors with metal hardware

**GENERAL ALTERATIONS**

Door (primary) replaced, No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1934

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is eligible as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as the work of master builder Lee Miller.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish styles through observing existing adobes and pattern books. George Hamilton's younger brother, Bill, lived here while working at Eva Gabor Interiors in the late 1960s and early 1970s. Choreographer and dance instructor Roy Randolph lived here for a few years during retirement in the early 1970s. Randolph was a dance teacher to Shirley Temple, Jackie Cooper, Glenn Ford, Betty Grable, Barbara Stanwyck, and more. The widow of Cuban band leader Miguelito Valdez purchased this home in 1979. (Steve Vaught note: Certain sources claim this to be a former home of Bing Crosby. However, this has not been independently verified.)

Assessor Parcel Number

507233002

Additional APNs

2016 Status Code

5S3

Address 1029

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Arkin, Albert

Other Owner(s)

Turner, N.O.; Hall, Eleanor M.; Willing, Helen; Larrimore, H.E.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling plan

Low-pitched gable roof with clay barrel tiles

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves

Plaster and board-and-batten siding

Steel casement windows with wood lintels and projecting wood sills; wood board-and-batten shutters; wood plank door (primary) with metal hardware and clavos, and ceramic tile surround

**GENERAL ALTERATIONS**

Addition to rear/side facade, Wall cladding replaced

**CUSTOM ALTERATIONS**

Roof canopy added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears eligible as an example of early residential development, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area during this period.

Assessor Parcel Number

507231004

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1052

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

Some wall cladding may have been replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
507233004		6Z	6Z	6Z					
<b>Address</b>	1053	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	El Alameda	<b>Suffix</b>	
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1935	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	La Rambla Tract; Movie Colony East Neighborhood
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to rear/side facade, Extensively altered, Windows replaced - all
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#### CUSTOM ALTERATIONS

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
507233005		6Z	6Z	6Z					
<b>Address</b>	1063	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	El Alameda	<b>Suffix</b>	
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1935	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	La Rambla Tract; Movie Colony East Neighborhood
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Ranch	<b>Additional Style</b>	Hacienda
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all
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#### CUSTOM ALTERATIONS

Security bars added to windows; security door added; openings altered
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

Assessor Parcel Number

507233006

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address

1075

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Christy, George

Other Owner(s)

Historic Name

Common Name

Christy Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Windows replaced - all

**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
<input type="text" value="507231006"/>	<input type="text"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>
<b>Address</b>	<input type="text" value="1076"/>	<b>Direction</b>	<input type="text" value="E"/>	<b>Prefix</b>
				<input type="text"/>
<b>Street</b>	<input type="text" value="El Alameda"/>		<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1935"/>	<b>Date from Research</b>	<input type="text" value="c. 2013"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="La Rambla Tract; Movie Colony East Neighborhood"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b>
			<input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

507232001

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6Z

6Z

6Z

<b>Address</b>	1108
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<b>Direction</b>	E
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Prefix	
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<b>Street</b>	El Alameda
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Prefix	Suffix
1. <i>phosphoryl</i>	2. <i>phosphatidyl</i>
3. <i>phosphatidyl</i>	4. <i>phosphatidyl</i>
5. <i>phosphatidyl</i>	6. <i>phosphatidyl</i>
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11. <i>phosphatidyl</i>	12. <i>phosphatidyl</i>
13. <i>phosphatidyl</i>	14. <i>phosphatidyl</i>
15. <i>phosphatidyl</i>	16. <i>phosphatidyl</i>
17. <i>phosphatidyl</i>	18. <i>phosphatidyl</i>
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99. <i>phosphatidyl</i>	100. <i>phosphatidyl</i>

<b>Location</b>	
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## A photograph of a single-story house with a brown tiled roof and white walls, surrounded by palm trees and a lawn. A person is kneeling on the grass in the foreground, and a white mailbox is visible on the lawn.

<b>Date from Tax Assessor</b>	1936	<b>Date from Research</b>	
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Date Source	
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Architect	
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<b>Architect Source</b>	
-------------------------	--

Builder	
---------	--

Original Owner	
Other Owner(s)	

<b>Historic Name</b>	
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**Common Name**

<b>Original Use</b>	Single-family residence
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Stories	1
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<b>Current Use</b>	Single-family residence
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<b>Tract/Neighborhood</b>	La Rambla Tract No. 5; Movie Colony East Neighborhood
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<b>Resource Attribute</b>	HP2. Single family property
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☐ Located in a District? **District** 

<b>Architectural Style</b>	Ranch
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**Additional Style**

Windows replaced - all

\_\_\_\_\_

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

507232005

Additional APNs

2016 Status Code

5S3

Address

1146

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

La Rambla Tract No. 5; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐

Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Decorative grilles of wrought iron

Not fully visible from public right-of-way. Plaster window hood; exterior plastered chimney

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears eligible as an example of early residential development, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.



Assessor Parcel Number

507234006

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1155

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract No. 5; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Wall cladding replaced

**CUSTOM ALTERATIONS**

Large rear and side addition, visible on primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

Assessor Parcel Number

507232008

Additional APNs

2016 Status Code

7R

Address 1188

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner Hope, Bob

Other Owner(s)

Historic Name

Common Name

Hope Residence (II)

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract No. 5; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan

Low, horizontal massing with wide street façade

Low-pitched hipped roof with open overhanging eaves

Plaster venner exterior walls

**GENERAL ALTERATIONS**

Unknown/not visible, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be eligible as an example of pre-World War II residential development in Palm Springs, representing a significant period of growth and transition in the city; and for its association with Bob and Dolores Hope. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. This property is associated with Bob and Dolores Hope; it is the second home they purchased in the desert.

Assessor Parcel Number

507251003

Additional APNs

2016 Status Code

7R

Address 1316

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Frankenberger Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Desert Sands Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival residential architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.



Assessor Parcel Number

507253005

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1385

Direction

E

Prefix

Street

El Alameda

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1953

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Lederer, Frances

Other Owner(s)

Historic Name

Common Name

Lederer Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Desert Sands Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
513375024		6Z	6Z	6Z					
<b>Address</b>	152	<b>Direction</b>	W	<b>Prefix</b>		<b>Street</b>	El Camino	<b>Suffix</b>	Way
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1936	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Williams, Paul R.		
<b>Architect Source</b>	Los Angeles Examiner		
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	The Mesa
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to rear/side facade
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#### CUSTOM ALTERATIONS

Not fully visible from public right of way; solar panels added to roof; comparison of current aerial photos with 1962 Sanborn indicates addition of carport to side facade and large addition to rear facade
--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, during a period of important growth and transition in the city. It is also an example of Spanish Colonial Revival architecture that is attributed to Paul R. Williams in a Los Angeles Examiner article. However, due to alterations, including a substantial addition to the rear that alters the original footprint, it does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams' first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects' College of Fellows.

Assessor Parcel Number

513374009

Additional APNs

2016 Status Code

5S3

Address 210

Direction

W

Prefix

Street

El Camino

Suffix

Way

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1945

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Dent, Mrs. Charles

Historic Name

Common Name

### RESOURCE INFORMATION

Original Use Single-family residence

Stories 1.5

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

### CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable roofs with clay barrel tiles; some flat roofs

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Round arched opening

Decorative grilles of wrought iron

U-shaped plan; open eaves; plastered chimneys; some wood sash windows; bay windows; divided light wood French doors; louvered wood shutters; exterior stair with wrought iron balustrade

### GENERAL ALTERATIONS

No major alterations

### CUSTOM ALTERATIONS

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 5S

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1935

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of pre-World War II residential development, representing an important period of growth and transition in the city; and as a good example of Spanish Colonial Revival residential architecture. It exhibits quality of design and distinctive features including its sprawling plan, horizontal massing, cement plaster walls, steel sash casement windows, and clay barrel tile roofing.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.



Assessor Parcel Number

502210023

Additional APNs

2016 Status Code

7R

Address

225

Direction

S

Prefix

Street

El Cielo

Suffix

Rd

Location

3111 E Tahquitz Canyon Way

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1966

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Department of Motor Vehicles

Common Name

Palm Springs Police Department and Training Facilities

**RESOURCE INFORMATION**

Original Use

Civic

Stories

1

Current Use

Civic

Tract/Neighborhood

Resource Attribute

HP14. Government building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Masonry construction

Flat roof

Projecting canopy on primary façade with prominent metal screen

Unadorned wall surfaces with little decorative detailing

Two buildings on large parcel, one on El Cielo Rd. and one at Tahquitz Canyon Way and S Civic Drive; this evaluation is for the Department of Motor Vehicles Building

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1966

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

1966

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an example of post-World War II civic development and Mid-century Modern architecture. It has been attributed to Albert Frey, though this is unconfirmed, and Frey disavowed the attribution (per PSMOD). It is a simple representation of Mid-century Modern architecture, with the decorative screen wall on the primary façade as its only distinguishing characteristic. If it can be attributed to a noted architect from the period, it may be eligible for local designation.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, other municipal and government buildings, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.

Assessor Parcel Number

502210023

Additional APNs

2016 Status Code

7R

Address

225

Direction

S

Prefix

Street

El Cielo

Suffix

Rd

Location

3111 E Tahquitz Canyon Way

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1966

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Department of Motor Vehicles

Common Name

Palm Springs Boxing Club

**RESOURCE INFORMATION**

Original Use

Civic

Stories

1

Current Use

Civic

Tract/Neighborhood

Resource Attribute

HP14. Government building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Masonry construction

Flat roof

Projecting canopy on primary façade with prominent metal screen

Unadorned wall surfaces with little decorative detailing

Two buildings on large parcel, one on El Cielo Rd. and one at Tahquitz Canyon Way and S Civic Drive; this evaluation is for the Department of Motor Vehicles Building

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1966

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

1966

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an example of post-World War II civic development and Mid-century Modern architecture. It has been attributed to Albert Frey, though this is unconfirmed, and Frey disavowed the attribution (per PSMOD). It is a simple representation of Mid-century Modern architecture, with the decorative screen wall on the primary façade as its only distinguishing characteristic. If it can be attributed to a noted architect from the period, it may be eligible for local designation.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, other municipal and government buildings, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.

Assessor Parcel Number

510030019

Additional APNs

502490033

2016 Status Code

7R

Address 1849

Direction

S

Prefix

Street

El Cielo

Suffix

Rd

Location

3259 Escoba Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1942

Date from Research

c. 1945

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Los Compadres

Common Name

Los Compadres

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐

Located in a District?

District

Architectural Style

Other

Additional Style

**CHARACTER DEFINING FEATURES**


Multiple buildings including clubhouse and stables; utilitarian architecture; rectangular plans; gable or flat roofs; cement plaster wall cladding and wood siding

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1942

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Desert Guest Ranches &amp; Western-Themed Resort Activities

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant for its association with the dude ranch and western-themed resort activities popular in Palm Springs from the 1920s through the post-World War II era. The Los Compadres property is not fully visible from the public right-of-way. The clubhouse was damaged in 1952; the overall historic integrity of the property is unknown and therefore the evaluation could not be completed.

**Notes/Additional Information**

During the 1920s, the prevalence of "dude ranches" -- working cattle ranches transformed by "the guest business" increased across the United States. Driven by financial hardship, cattle ranchers joined forces with the railroads to promote a new kind of vacation experience. A 1928 article in the Los Angeles Times posed and answered the question "What is a Dude Ranch?" by defining it as "a resort where life on a ranch is offered without the frequent makeshifts for ordinary comforts...the main feature of entertainment is a stable of good horses where the able may ride to their heart's content..." With its rural, agricultural roots and its continued reliance on horses for transportation well into the 20th century, Palm Springs was especially well suited to the creation of western-themed resorts and activities that showcased ranch living. This was a popular trend that continued in the post-World War II era. Los Compadres originally began as the Palm Springs Riding Club in the late 1930s with about 40 members. The club would often stage breakfast rides, moonlight rides and weekend campouts accompanied by a chuck wagon. After World War II, the club purchased land at 1849 S. El Cielo Road and built Los Compadres Ranch complete with stables and a clubhouse. In 1952, the clubhouse was damaged by fire. In 1968, club members began an annual deep pit barbecue event at the Ranch.



Assessor Parcel Number

Additional APNs

2016 Status Code

5S1

Address 101

Direction

W

Prefix

Street

El Portal

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Mesa Tract Gate House

**RESOURCE INFORMATION**

Original Use

Other

Stories

Current Use

Other

Tract/Neighborhood

The Mesa

Resource Attribute

HP39. Other

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

--

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

14

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-14).

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	6Z	6Z	6Z
513390030					
<b>Address</b>	277	<b>Direction</b>	W	<b>Prefix</b>	
		<b>Street</b>	El Portal	<b>Suffix</b>	
<b>Location</b>					

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1945	<b>Date from Research</b>	c. 1935
<b>Date Source</b>	Visual observation		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Factor, Max		
<b>Other Owner(s)</b>	Shield, Mrs. A.M.; Holland, Tom		
<b>Historic Name</b>	Factor Estate		
<b>Common Name</b>	Factor Estate		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	3
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	The Mesa
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

Review of the 1962 Sanborn map indicates that the 1945 residence formerly located on this property has been demolished or substantially altered
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is known as the Max Factor Estate; however the original building has either been demolished or substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

513390001

Additional APNs

2016 Status Code

7R

Address 288

Direction

W

Prefix

Street

El Portal

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Cielito Lindo

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.



Assessor Parcel Number

502230001

Additional APNs

2016 Status Code

5S3

Address

300

Direction

S

Prefix

Street

Farrell

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1969

Date Source

Architect

Outcault, John F.

Architect Source

Desert Sun (8/25/1969)

Builder

Original Owner

Other Owner(s)

Automobile Club of Southern California

Historic Name

Common Name

Automobile Club of Southern California

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Late Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Large expanses of unrelieved wall surfaces

Uniform use of masonry veneer cladding

No applied ornament

One-story; Rectangular plan; prominent bonnet roof with wide overhanging boxed eaves; corner entrance with single pipe column; glazed metal entrance door with sidelights and transom light

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1969

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Late Modern commercial architecture. It exhibits quality of design and distinctive features including its prominent bonnet roof and unrelieved concrete block wall panels.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." John Filer Outcalt was Palm Desert-based architect. After obtaining his degree from USC, Outcalt worked as a draftsman in the New York office of Alfred Easton Poor before becoming a draftsman in the office of Clark & Frey. Outcalt's work included residential, commercial and institutional buildings throughout the Coachella Valley.

Assessor Parcel Number

502230003

Additional APNs

2016 Status Code

5S3

Address

333

Direction

S

Prefix

Street

Farrell

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1963

Date from Research

Date Source

Architect

Williams, E. Stewart

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Palm Springs Unified School District Administrative Building

**RESOURCE INFORMATION**

Original Use

Institutional

Stories

1

Current Use

Institutional

Tract/Neighborhood

Resource Attribute

HP15. Educational building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed steel post-and-beam construction

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Masonry wall panels that extend beyond the building envelope

Walls of glazed aluminum storefront

Rectangular plan; asymmetrical composition; entrance portico with steel "spider leg" columns; masonry monument wall overlapping colonnade

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1963

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its expressed post-and-beam construction, steel "spider leg" columns, and extended masonry screen walls.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).

Assessor Parcel Number

504232004

Additional APNs

2016 Status Code

5S3

Address 2137

Direction

N

Prefix

Street

Girasol

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palm Springs Village

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash divided light casement windows

Wood siding in gable; corner windows; entrance porch with wood post, corbel, and beam

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Palm Springs Village Tract (1936-37), which is a large tract west of the Racquet Club, with 230 parcels. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.



Assessor Parcel Number

681260014

Additional APNs

2016 Status Code

5S3

Address

1885

Direction

Prefix

Street

Golf Club

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1957

Date from Research

Date Source

Architect

Kaptur, Hugh

Architect Source

Tahquitz Plaza Class 1 Historic Site nomination

Builder

Original Owner

Other Owner(s)

Historic Name

Tahquitz Creek Golf Resort Clubhouse

Common Name

Tahquitz Creek Golf Resort Clubhouse

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

Expressionist Architecture

**CHARACTER DEFINING FEATURES**

One-story configuration

Horizontal massing

Expressed wood post-and-beam construction

Flat roof with wide overhanging eaves and cantilevered canopies

Plaster and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows

Expressionistic/Organic subtype: sculptural forms and geometric shapes

Irregular plan; asymmetrical composition; battered entrance wall with heavily textured plaster; upswept roof with overhanging eave and exposed timber beams; fabric awning with heavy timber frame; parabolic arched entrance; entrance atrium; small recessed windows

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1957

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an excellent example of a Mid-century Modern, post-World War II commercial building with Expressionist influences, designed by prominent Palm Springs architect Hugh Kaptur. The building exhibits quality of design with distinctive features including its battered entrance wall with heavily textured plaster, and upswept roof with overhanging eave and exposed timber beams.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

Address

276

Direction

E

Prefix

Street

Granvia Valmonte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Turner, N.O.; Selig, M., Rose, Syd; Erickson, Randall R.

Historic Name

Common Name

Chapman Apartments; N.O. Turner Residence/Las Flores Blancas

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palm Springs Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

U-shaped plan and horizontal massing

Shed roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

Interior masonry chimney; wood plank shutters

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates, which was subdivided in 1927 by Prescott T. Stevens. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as "The Movie Colony."

Assessor Parcel Number

507211001

Additional APNs

2016 Status Code

7R

Address

635

Direction

E

Prefix

Street

Granvia Valmonte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1936

Date from Research

1937

Date Source

Steve Vaught

Architect

Matcham, Charles O.

Architect Source

California Arts & Architecture, February 1938

Builder

Original Owner

Moulton, Jane W.

Other Owner(s)

Walker, William T.

Historic Name

Common Name

Walker Residence, W.T.

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Movie Colony

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as the work of architect Charles O. Matcham. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in what is now known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt in Los Angeles. He was a frequent visitor to the Palm Springs area and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools, etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-40).



Assessor Parcel Number

507201014

Additional APNs

2016 Status Code

7R

Address 670

Direction

E

Prefix

Street

Granvia Valmonte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source Desert Sun; Los Angeles Times

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Wells, Daniel; Friedenber, Marvin

Historic Name

Common Name

Friedenberg Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

Current Use Single-family residence

Tract/Neighborhood

Movie Colony neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from the public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in what is now known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. In 1956, an addition was made to the residences by Daniel Wells. In the late 1960s, news articles show it as the residence of Marvin and Carol Friedenburg. Carol Friedenburg was very active in the League of Women Voters and often hosted meetings at this residence. Dr. Marvin Friedenburg was a prominent doctor and lecturer. He also was the director of the radiology department at Desert Hospital. (Various sources via Steve Vaught)

Assessor Parcel Number	Additional APNs	2016 Status Code			6Z
Address	785	Direction		Prefix	
				Street	Granvia Valmonte
				Suffix	
Location					

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor		Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name			
Common Name			

**RESOURCE INFORMATION**

Original Use	Single family property	Stories	N/A
Current Use	Single family property	Tract/Neighborhood	
Resource Attribute	HP2. Single family property	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
---------------------	--	------------------	--

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		6Z
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

507271002

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1025

Direction

E

Prefix

Street

Granvia Valmonte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

2

Current Use Single-family residence

Tract/Neighborhood

Movie Colony East

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

The 1934 residence on this property has been substantially altered.

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The 1934 residence has been substantially altered; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**



Assessor Parcel Number

508212002

Additional APNs

2016 Status Code

5S3

Address 623

Direction

S

Prefix

Street

Grenfall

Suffix

Rd

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1962

Date from Research

Date Source

Architect Kaptur, Hugh

Architect Source Modern Palm Springs

Builder

Original Owner

Other Owner(s)

Historic Name Kauai Apartments

Common Name

Kauai Apartments

### RESOURCE INFORMATION

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with geometric forms

Horizontal massing

Unadorned wall surfaces

Wood and stone used as exterior wall panels and accent materials

Expressionistic/Organic subtype: sculptural forms and geometric shapes

Asymmetrical composition of two volumes; low-pitched gable and shed roofs; blank façade composed of angled wall panels with stone veneer and diagonal wood siding; timber beams over recessed entryway

### GENERAL ALTERATIONS

Unknown/not visible

### CUSTOM ALTERATIONS

Not fully visible from public right-of-way; no alterations visible

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1962

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern multi-family residential architecture with Expressionistic influences designed by noted Palm Springs architect Hugh Kaptur. It exhibits quality of design and distinctive features including sculptural forms, canted and angled wall planes with diagonal wood siding and stone veneer, and timber beams.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

Assessor Parcel Number

508220017

Additional APNs

2016 Status Code

5S3

Address 630

Direction

S

Prefix

Street

Grenfall

Suffix

Rd

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor

Date from Research

c. 1945

Date Source

Desert Sun (1946)

Architect

Black, Michael

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Bahia Apartments

Common Name

Bahia Apartments

### RESOURCE INFORMATION

Original Use

Multi-family residence

Stories

1

Current Use

Multi-family residence

Tract/Neighborhood

Resource Attribute

HP3. Multiple family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces; little decorative detailing

Concrete block used as exterior wall panels

Flush-mounted metal frame windows and sliding doors

Irregular plan composed of angled units clustered around swimming pool and light wells; landscaped patios

### GENERAL ALTERATIONS

No major alterations

### CUSTOM ALTERATIONS

Not fully visible from public right-of-way

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1945

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern multi-family residential architecture designed by Palm Springs architect Michael Allan Black. It exhibits quality of design and distinctive features including its irregular composition of angled units and light wells clustered around a swimming pool and landscaped patios.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Palm Springs-based architect Michael Allan Black, AIA, graduated from USC in 1961. Black is best known for his post-and-beam and shed-style modern buildings. His Palm Springs projects include residential, commercial, and institutional architecture such as the Moore Residence (1968), the Strube-Gibson Residence (1969) and the Ajalon Baptist Church (1969). In 1971 Black was appointed to the city's architectural advisory committee.

Assessor Parcel Number

507291004

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 574

Direction

N

Prefix

Street

Hermosa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Winterhaven Manor No. 2 Tract; Movie Colony East Neighbo

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Chimney added, Chimney altered, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

The 1936 residence has been substantially altered; the roof has been reconstructed and the roofline altered; window openings altered and added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development; however, the property has been substantially altered and therefore is not eligible for historic designation.

**Notes/Additional Information**



Assessor Parcel Number

507291018

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 584

Direction

N

Prefix

Street

Hermosa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1945

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Winterhaven Manor No. 2 Tract; Movie Colony East Neighbo

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Porch added to primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Due to substantial alterations, it does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

505266022

Additional APNs

2016 Status Code

5S3

Address 155

Direction

W

Prefix

Street

Hermosa

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1954

Date from Research 1946

Date Source Desert Sun 9/30/1946

Architect Clark & Frey

Architect Source

Builder

Original Owner Fulton, C.K.

Other Owner(s)

Historic Name Villa Hermosa

Common Name

Villa Hermosa

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 2

Current Use Multi-family residence

Tract/Neighborhood Merito Vista

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Carport added, Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Some doors replaced on primary façade; skirt roof added to all façades

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1946

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Multi-family Residential Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Although Villa Hermosa has been altered, it may still be eligible for local designation as a prominent example of post-World War II multi-family residential development. It is an example of the garden apartment type, and still retains its overall form and layout, reflecting design and planning principles from the period.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Hermosa is an example of the garden apartment type, with a collection of apartment units around a pool and recreational facilities. There were three separate unit types designed by Clark & Frey for the complex. According to author Joseph Rosa, the design is an "assembly of stacked and terraced apartments that forms a partial enclosure around a garden and a pool that is oriented to a mountain view...with access to all apartments through the garden." Villa Hermosa was featured twice in Architectural Record.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
505252011		6Z	6Z	6Z
<b>Address</b>	334	<b>Direction</b>	W	<b>Prefix</b>
				<b>Street</b>
				Hermosa
				<b>Suffix</b>
				Pl
<b>Location</b>	334-344 W Hermosa Pl			

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1926	<b>Date from Research</b>	1935
<b>Date Source</b>	Architect & Engineer		
<b>Architect</b>	Fuller, Leland F.		
<b>Architect Source</b>	Architect & Engineer June 1935		
<b>Builder</b>			
<b>Original Owner</b>	Starke, A.W.		
<b>Other Owner(s)</b>	Hammond, J.W.; Lazar, Irving		
<b>Historic Name</b>			
<b>Common Name</b>	Starke Residence		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Merito Vista
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to primary facade, Addition to rear/side facade, Door (primary) replaced, Extensively altered, Garage added, Wall cladding replaced, Windows replaced - all
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#### CUSTOM ALTERATIONS

Based on comparison with 1929 Sanborn, large additions have been constructed to the west and north of the original residence. Exterior wall cladding has been completely replaced. All windows have been replaced and openings altered. It appears that all doors have been replaced.
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition in the city. However, this property has been substantially altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." Large, prominent corner lot with a large, sprawling house. Some sources say MGM studio chief Samuel Goldwyn rented the house and then purchased it after he retired. However, per Steve Vaught, Goldwyn made it a practice to stay at the Racquet Club. There is no evidence linking Goldwyn or any of the other celebrity names sometimes associated with this property, with the exception of Eddie Gouling, who rented it in the 1950s while working primarily as a director for Twentieth Century Fox.



Assessor Parcel Number

505273002

Additional APNs

2016 Status Code

5S3

Address 417

Direction

W

Prefix

Street

Hermosa

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect Brewster & Benedict

Architect Source Desert Sun

Builder

Original Owner Kirschner, Walter

Other Owner(s)

Gibbs, Earl; Rives, C.J.; Spitz, Leo

Historic Name

Common Name

Casa Adaire; Elizabeth Taylor/Mike Todd Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves or eave cornice

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

U-shaped plan around central patio courtyard; polygonal and square towers with hipped roofs and spires; chimneys with tile hoods; arched entrance portal with spiral half-columns, foliated archivolt and decorative urns; attached garage with arched openings and spiral half columns

**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Comparison with 1962 Sanborn indicates large additions to interior courtyard and northwest corner. Rock perimeter wall with wrought iron gate added

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1937

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1937

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival residential architecture by noted architects Brewster & Benedict. It exhibits quality of design and distinctive features, including its sprawling plan, polygonal and square towers with hipped roofs and spires, and arched entrance portal with spiral half-columns.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Per Steve Vaught, Elizabeth Taylor and Mike Todd reportedly rented this home on more than one occasion and spent part of their honeymoon there. They held a lease on the house at the time of Todd's death in a plane crash in 1958.

Assessor Parcel Number

505252033

Additional APNs

2016 Status Code

5S3

Address 432

Direction

W

Prefix

Street

Hermosa

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1965

Date from Research 1964

Date Source Steel and Shade: The Architecture of Donald Wexler

Architect Wexler, Donald

Architect Source

Builder

Original Owner Shore, Dinah

Other Owner(s)

Lee, David

Historic Name Dinah Shore Residence

Common Name

Dinah Shore Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed steel post-and-beam construction

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with no decorative detailing

Masonry used as exterior wall panels or accent materials

Irregular plan set diagonally on large lot; attached garage with motor court; flat roofed pergola with plaster soffit and steel "spider leg" posts; recessed entrance; metal-framed glass wall at entrance

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1964

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent local architect Donald Wexler. It features quality of design and distinctive details including its horizontal massing, expressed post-and-beam construction, flat roof, and unadorned concrete masonry wall surfaces.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture, as well as the continued patronage of the film industry, contributed to a rapid increase in Palm Springs' seasonal and permanent population that coincided with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

Assessor Parcel Number

505273014

Additional APNs

2016 Status Code

7R

Address 470

Direction

W

Prefix

Street

Hermosa

Suffix

Pl

Location

448-474 W. Hermosa Place; 954 Patencio

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor

1940

Date from Research

1934

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Bunker, Zaddie

Historic Name

Common Name

Bunker Residence

### RESOURCE INFORMATION

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

### CHARACTER DEFINING FEATURES


### GENERAL ALTERATIONS

Extensively altered, Unknown/not visible

### CUSTOM ALTERATIONS

The large Bunker property has been subdivided into four separate parcels. Based upon review of aerial photographs and the 1962 Sanborn map, 442 Hermosa has been demolished; 448 Hermosa retains its footprint but is not fully visible from the public right-of-way; 470 Hermosa is not visible from the public right-of-way; a new building is under construction at 474 Hermosa; 954 Patencio has minor

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Association with an Important Person

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant for its association with important Palm Springs pioneer Zaddie Bunker; other properties historically associated with Bunker do not appear to be extant. What appears to be the original main house of the Zaddie Bunker compound may be extant at the rear of the property and is not visible from the public right-of-way. The original parcel has been subdivided and some buildings have been altered or demolished. The entry piers may date from the historic period. The property is not fully visible from the public right-of-way.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." This property was historically associated with Zaddie Bunker. The parcels that now comprise 448 and 470 Hermosa Place, and 954 Patencio (addresses on Sanborn maps are 442 and 448 Hermosa Place; 986-990 Patencio; and 954 Patencio) appear on one parcel in the 1962 Sanborn map, so they were tied together historically. Zaddie Bunker is documented at 468 Hermosa Place in the 1939 City Directory; at 474 Hermosa Place in the 1947 and 1948 City Directories; and at 1172 Tachevah (appears demolished) in the 1951 and 1952 City Directories.



Assessor Parcel Number

508142001

Additional APNs

2016 Status Code

7R

Address

504

Direction

S

Prefix

Street

Indian

Suffix

Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Pearce, Cal

Other Owner(s)

Adelman, Abe

Historic Name

Common Name

Pearce/Charteris Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Indian Trail

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city, and for its association with the entertainment industry in Palm Springs. It may also be significant as an example of Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. 504 Indian Trail was built by radio star Cal Pearce who was, along with his brother Al, star of the popular Al Pearce and His Gang, which was broadcast nationally across the NBC radio network. In 1935, the Pearce brothers brought the program to Palm Springs for a special broadcast from the newly-opened Palm Springs theater. In 1939, 504 Indian Trail was rented by famed British author Leslie Charteris and his wife, Barbara Meyer, editor at The American Magazine. Charteris was world renowned as author of The Saint series of novels featuring suave detective "Simon Templar." (via Steve Vaught)

Assessor Parcel Number

508141013

Additional APNs

2016 Status Code

7R

Address 537

Direction

S

Prefix

Street Indian

Suffix Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Walters, Charles; Wisniewski, Walter

Historic Name

Common Name

Walters Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

Low, horizontal massing with wide street façade

Low-pitched gable roof

Plaster and brick veneer exterior walls

Interior brick chimney

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; garage may have been converted to living space

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. In the mid-1940s, the residence was the winter home of MGM director Charles "Chuck" Walters. Nominated for an Oscar for Lili (1953), Walters was also responsible for such classics as Easter Parade (1948), High Society (1956), and The Unsinkable Molly Brown (1964), among others. (via Steve Vaught)

Assessor Parcel Number

508142003

Additional APNs

2016 Status Code

7R

Address

538

Direction

S

Prefix

Street

Indian

Suffix

Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1946

Date from Research

c. 1935

Date Source

Visual observation

Architect

Architect Source

Builder

Original Owner

Gholstin, Jack

Other Owner(s)

Filhuth, Adolph; Simmons, Roy H.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Indian Trail

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Arcaded front porch

Decorative wrought iron grille over circular gable vent

**GENERAL ALTERATIONS**

Addition to rear/side facade, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Jack Gholstin, who built 538 Indian Trail, was a wholesale merchant from Norfolk, VA who moved to Palm Springs in 1932. For decades, he and his wife were involved in civic affairs particularly in supporting hospital programs. He also served for a time on the board of the City of Hope Hospital. (via Steve Vaught)



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text" value="508142006"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="590"/>	<b>Direction</b>	<input type="text" value="S"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Indian"/>	<b>Suffix</b>	<input type="text" value="Tr"/>
<b>Location</b>	<input type="text"/>				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	<input type="text" value="1936"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text" value="Miller, Lee"/>		
<b>Architect Source</b>	<input type="text" value="Desert Sun"/>		
<b>Builder</b>	<input type="text" value="Miller, Lee"/>		
<b>Original Owner</b>	<input type="text" value="Goodloe, Calvin and Dorothy"/>		
<b>Other Owner(s)</b>	<input type="text" value="Nilon, Dorothy S.; Koch, Howard E."/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Koch Casablanca Adobe; Goodloe Residence; Steffan Residence"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Indian Trail"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

68

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-68).

**Notes/Additional Information**

Assessor Parcel Number

508141010

Additional APNs

2016 Status Code

5S3

Address 591

Direction

S

Prefix

Street

Indian

Suffix

Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research

Date Source

Architect Meyer & Holler

Architect Source Desert Sun 4/23/1937

Builder

Original Owner Wilson, Arch C.

Other Owner(s)

Bloch, Edward M.; Wilson, W.W.

Historic Name Wilson Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Wood shutters

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; no major alterations visible

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1935

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1935

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival residential architecture by Meyer & Holler.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Mendel S. Meyer (1874-1955) co-founded the Milwaukee Building Company in 1905 as a design-build firm. Philip W. Holler (1869-1942) joined the firm in 1911, and in 1922 the company's architectural arm became known as Meyer & Holler. The Milwaukee Building Company grew into one of Los Angeles' largest construction companies, and Meyer & Holler became one of the city's most esteemed architectural firms in the 1920s. The firm's early work was largely residential, ranging in style from Craftsman to various period revivals. After World War I the company switched to an emphasis on commercial work and designed some of the most prominent buildings in Hollywood, including Grauman's Egyptian Theater (1922), the Hollywood Athletic Club (1924-26), Grauman's Chinese Theater (1927) and the Hollywood First National Bank Building (1927).

Assessor Parcel Number

508152001

Additional APNs

2016 Status Code

7R

Address 608

Direction

S

Prefix

Street

Indian

Suffix

Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research 1937

Date Source Desert Sun

Architect Brewster & Benedict

Architect Source

Builder

Original Owner Forrest, Hal

Other Owner(s)

Smith, Gilbert W.; Schenck, Joseph M.; Teitelbaum, Morris, De Martini, Pauline

Historic Name Forrest/Schenck Residence

Common Name

Forrest/Schenck Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood Indian Trail Tract/Desert Trail Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

Corredor with square plastered columns

Circular tower with conical roof

Rock wall with wrought iron gates; one- and two-story massing; plastered chimney with brick coping

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1937

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival architecture by Brewster & Benedict. It exhibits quality of design and characteristic features of the style, including its irregular plan, horizontal massing, steel casement windows, clay barrel tile roofing, and plaster veneer. It is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. This property was originally constructed for Hal Forrest, an aviator and a cartoonist, famous for his "Tailspin Tommy" comics. According to the Desert Sun, Forrest personally collected the stones for the wall around his house from out in the surrounding desert. In 1947, the home was purchased by Joseph M. Schenck after selling his previous home at 346 Tamarisk to 20th Century Fox executive Darryl F. Zanuck. Schenck was a major figure in Hollywood from the silent era into the 1950s -- former husband of silent screen star Norma Talmadge; co-founder of Buster Keaton Productions; president of United Artists Corporation; and Chairman of the Board, 20th Century Fox Film Corporation. Schenck was one of the founders of the Academy of Motion Picture Arts & Sciences (AMPAS) and in 1952 was awarded a special Academy Award for his many contributions to the film industry. In 1948, Schenck sold the house to Morris Teitelbaum and his sister Pauline De Martini, both well-known New York labor relations attorneys. They were siblings of prominent villager, Al Teitelbaum. (via Steve Vaught) Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Benedict's works in Palm Springs include the Pacific Building, two Bullock's demonstration homes, and the Alvah F. Hicks residence.



Assessor Parcel Number

508151019

Additional APNs

2016 Status Code

5S3

Address 609

Direction

S

Prefix

Street

Indian

Suffix

Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect Pennell, W.C.

Architect Source Desert Sun 4/9/1937

Builder

Original Owner Anderson, Harry A.

Other Owner(s)

Bartlett, Herbert L.; Steffey, Robert W.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

One-story height; rectangular plan; horizontal massing

Shed roof with clay barrel tiles; clay tile coping

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement with divided lights; some with awnings and wood plank shutters

Recessed front porch with wood posts and beam

Brick garden wall; mature landscaping

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Los Angeles-based architect W.C. Pennell was a long-time associate of architect John C. Austin. By 1936, Pennell had established his own practice. He worked in the popular styles of the day from traditional styles in the 1920s to Spanish Colonial Revival and Art Deco during the 1930s. In 1935, Pennell developed a prototype of an affordable home as a demonstration home for Lakewood Village. Later commissions included several schools, theaters and supermarkets.

Assessor Parcel Number

508053003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 100

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1955/1959

Date from Research

Date Source

Architect Cody, Koenig, Wexler and Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

USA 508

Historic Name

Common Name

Palm Springs Spa Hotel and Bathhouse

**RESOURCE INFORMATION**

Original Use Commercial

Stories

Current Use Vacant parcel

Tract/Neighborhood

Resource Attribute HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

DEMOLISHED

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The Spa Hotel and Bathhouse has been demolished.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
513091021		1S	1CS	5S1					
<b>Address</b>	277	<b>Direction</b>	N	<b>Prefix</b>		<b>Street</b>	Indian Canyon	<b>Suffix</b>	Dr
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1957	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Frey & Chambers		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>	Fire Station No. 1		
<b>Common Name</b>	Fire Station No. 1		

#### RESOURCE INFORMATION

<b>Original Use</b>	Civic	<b>Stories</b>	1
<b>Current Use</b>	Civic	<b>Tract/Neighborhood</b>	Commercial Corridor
<b>Resource Attribute</b>	HP14. Government building	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Mid-century Modern	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

39

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-39). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**



Assessor Parcel Number

508041008

Additional APNs

2016 Status Code

5S3

Address 290

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor c. 1950

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

USA BIA

Historic Name

Common Name

McCormick's

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with no decorative detailing

Plaster veneer exterior walls

Fixed metal framed plate glass windows

Auto showroom and display pavilions

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

		5S3
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1950

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a rare example of a post-World War II, Mid-century Modern automobile dealership in the central commercial district.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="295"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Indian Canyon"/>
						<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1941"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text" value="Lee, Fai and Niandi"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Devine's Grocery"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Commercial"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Commercial"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP6. 1-3 story commercial building"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text" value="Commercial vernacular"/>	<b>Additional Style</b>	<input type="text"/>

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all
---

**CUSTOM ALTERATIONS**

Awnings added, primary entrance may have moved
--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II commercial development in the central business district. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

508031021

Additional APNs

2016 Status Code

5S3

Address 300

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1950

Date from Research

c. 1960

Date Source

Visual observation; City Directory research

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Downtown Shell Company Gas Station

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Commercial Corridor

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing (service building)

Expressed steel construction of canopy

Flat roof with wide cantilevered canopies

Boomerang-shaped canopy on angled steel supports

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1960

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1960

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant an example of post-World War II commercial development in the central business district, reflecting an important period of growth and transition, and as an example of Mid-century Modern commercial architecture applied to a gas station. It exhibits quality of design and distinctive features including its boomerang-shaped steel canopy on angled steel columns.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The tax assessor has a date of 1950 for this parcel, but according to City Directories there was not a gas station at this address at that time.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
513081011							
<b>Address</b>	311	<b>Direction</b>	N	<b>Prefix</b>		<b>Street</b>	Indian Canyon
						<b>Suffix</b>	Dr
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1940	<b>Date from Research</b>	1959-1960
<b>Date Source</b>	Desert Sun, November 7, 1959		
<b>Architect</b>	Lapham, Howard		
<b>Architect Source</b>	Desert Sun, November 7, 1959		
<b>Builder</b>			
<b>Original Owner</b>	Greyhound Lines		
<b>Other Owner(s)</b>	Project 92		
<b>Historic Name</b>	Greyhound Depot		
<b>Common Name</b>	Greyhound Bus Station		

#### RESOURCE INFORMATION

<b>Original Use</b>	Commercial	<b>Stories</b>	1
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	Commercial Corridor
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Mid-century Modern	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all
--

#### CUSTOM ALTERATIONS

Appears extensively altered; plaster wall cladding replaced; storefronts replaced and reconfigured
--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II commercial development; however, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Harry Williams was commissioned to build a bus depot by Rollin Dunlap, Palm Springs' Greyhound Lines agent, in 1944. It is unknown whether this depot was constructed. The Greyhound Bus Station was housed at Tanner's Garage (also known as the El Mirador Garage) until, it moved to 221 N Indian Canyon, on the Royal Palm property in 1952 (Desert Sun, 12/25/1952). Groundbreaking for the new, Howard Lapham-designed Greyhound Bus Depot occurred in November 1959.

**Assessor Parcel Number**

508031001

**Additional APNs**

508031002

**2016 Status Code**

6Z

6Z

6Z

**Address** 454**Direction**

N

**Prefix****Street**

Indian Canyon

**Suffix**

Dr

**Location**

454-462 N Indian Canyon Dr

**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor** 1960**Date from Research****Date Source****Architect****Architect Source****Builder****Original Owner****Other Owner(s)**

Angel View Crippled Childrens Foundation

**Historic Name****Common Name**

Palm Springs Mirror and Glass, Angel View Thrift Store

**RESOURCE INFORMATION****Original Use** Commercial**Stories** 2**Current Use** Commercial**Tract/Neighborhood****Resource Attribute** HP6. 1-3 story commercial building☐ Located in a District?**District****Architectural Style**

Mid-century Modern

**Additional Style****CHARACTER DEFINING FEATURES**

One- and two-story configuration with simple geometric forms

Horizontal massing

Flat roof with cantilevered canopies

Unadorned wall surfaces

Masonry used as exterior wall accent materials

Two commercial buildings flanking central drive and joined by continuous canopy over sidewalk; rectangular plans; boxy massing; cantilevered canopy; masonry wall panels with in-and-out bond; glazed metal storefront walls along sidewalk; cement plaster veneer at side walls

**GENERAL ALTERATIONS**

Addition to primary facade, Extensively altered, Windows replaced - all

**CUSTOM ALTERATIONS**

Primary façade altered; storefronts replaced; south building added after 1962 (per Sanborn)

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II commercial development; however, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

507151011

Additional APNs

2016 Status Code

5S3

Address 1020

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

c. 1935

Date Source

Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Burger, James G. and Joan C.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐

Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and shed roofs with clay barrel tiles and open eaves; flat roof over garage

Plaster veneered exterior walls forming wide, uninterrupted expanses

Round arched opening

Corredores

U-shaped plan around central patio; round arched wood plank door (primary)

**GENERAL ALTERATIONS**

Porch altered or enclosed, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; porch posts may have been replaced; some windows replaced

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Hotel &amp; Resort Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of early tourist-related commercial development in Palm Springs, reflecting the growth of Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished for new development, and therefore extant early examples are rare.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Spanish Colonial Revival was the predominant architectural style associated with tourist accommodations in Palm Springs from this period.



Assessor Parcel Number

507151012

Additional APNs

2016 Status Code

5S3

Address 1044

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

c. 1955

Date Source

Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Burger, James G. and Joan C.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Wood screens

Unadorned wall surfaces

Masonry used as exterior accent materials

C-shaped plan around central patio and pool; single light steel sash casement windows

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1955

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II motel, reflecting the growth of the tourism industry during the postwar era.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.

Assessor Parcel Number

507070016

Additional APNs

2016 Status Code

1CL

5S1

Address 1150

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1927

Date from Research

Date Source

Architect Walker & Eisen

Architect Source

Builder

Original Owner

Stevens, Prescott Thresher

Other Owner(s)

Historic Name

Common Name

El Mirador Hotel Tower

**RESOURCE INFORMATION**

Original Use Commercial

Stories

4

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP7. 3+ story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

	1CL	5S1
--	-----	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

1

**2016 EVALUATION**

National Register

California Register

1CL

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-1 and California Point of Interest).

**Notes/Additional Information**

Assessor Parcel Number

507070017

Additional APNs

2016 Status Code

5S1

Address 1189

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1927

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Desert Hospital Dist

Historic Name

Common Name

El Mirador Hotel Flagpole Base

**RESOURCE INFORMATION**

Original Use

Other

Stories

Current Use

Other

Tract/Neighborhood

Resource Attribute

HP39. Other

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-1)

**Notes/Additional Information**



Assessor Parcel Number

505184012

Additional APNs

2016 Status Code

5S3

Address 1305

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1929

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

### RESOURCE INFORMATION

Original Use Single family property

Stories 1

Current Use Multi-family property

Tract/Neighborhood

Palm Springs Estates No. 3

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

### CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Porch with wood posts and beam

### GENERAL ALTERATIONS

Decorative elements added, Door (primary) replaced, Windows replaced - some

### CUSTOM ALTERATIONS

The 1962 Sanborn map shows two dwelling units on the parcel; a comparison with aerial photographs reveals that both buildings are still there and the footprints are intact. It is unclear if the rear building was originally a garage that was converted to living space prior to 1962.

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Multi-family Residential Development between the Wars (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.”

Assessor Parcel Number

507024015

Additional APNs

2016 Status Code

5S3

Address 1480

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Polin, Louise

Historic Name

Hotel El Picador

Common Name

Casa de Camero

**RESOURCE INFORMATION**

Original Use Commercial

Stories

1

Current Use Multi-family property

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Horizontal massing

Hipped roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows

Corredores

L-shaped plan with six units around central patio and swimming pool

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Perforated concrete block screen wall added

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1948

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post-World War II courtyard hotel, reflecting the continued importance of tourism in Palm Springs during the postwar era.

**Notes/Additional Information**

In the years following World War II, tourism continued to be a significant influence on the commercial development of Palm Springs. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives.

Assessor Parcel Number

501090014

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1600

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1959

Date from Research

Date Source

Architect Rissman, Homer

Architect Source

Builder Schuman, Irwin

Original Owner Schuman, Irwin

Other Owner(s)

Historic Name Riviera Resort

Common Name

Riviera Resort

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Carport added, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Original entrance canopy removed; semicircular porte-cochere added; substantially altered 2008-2009

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It has been substantially altered, and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The Riviera was designed after its Las Vegas counterpart by Pacific Palisades architect Homer Rissman and built by Irwin Schuman in 1959 at a cost of \$3 million.



Assessor Parcel Number

504260021

Additional APNs

2016 Status Code

5S1

Address 2311

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect Neutra, Richard

Architect Source

Builder

Original Owner

Miller, Grace Lewis

Other Owner(s)

Farrell, Charlie

Historic Name

Common Name

Miller Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

45

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-45).

**Notes/Additional Information**

Assessor Parcel Number

504361002

Additional APNs

2016 Status Code

7R

Address

2743

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

(Historic address: 2143 North Indian Avenue)

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1934

Date from Research

Date Source

Architect

Spencer & Landon (1936); Doan, Cy (1940) Addition of 12 guest rooms; Clark & Frey (Guest bungalows; dining room remodel)

Architect Source

Palm Springs News; Architect & Engineer 6/1951

Builder

Original Owner

Farrell, Charlie and Bellamy, Ralph

Other Owner(s)

Historic Name

Palm Springs Racquet Club

Common Name

Palm Springs Racquet Club

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Other

Additional Style

**CHARACTER DEFINING FEATURES**


A grouping of one- and two-story buildings including a former clubhouse and guest cottages, and the remnants of a swimming pool and tennis courts

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; property damaged by fire in 2014

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

83

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Retail &amp; Entertainment Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

There was a fire on July 23, 2014 that destroyed much of the hotel. The property has been fenced off and boarded up since that time.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs' reputation as a first-class resort community. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In 1933 actors Charlie Farrell and Ralph Bellamy built two tennis courts on a plot of land at the north end of town that they had purchased from Alvah Hicks. The courts proved so popular with their Hollywood friends that the following year Farrell and Bellamy built additional courts, a swimming pool, dining room, and guest bungalows and offered memberships in the new Palm Springs Racquet Club. The club's Bamboo Bar became the social center of Palm Springs. The Palm Springs Racquet Club is HSPB-83, but it was not designated.

Assessor Parcel Number

504122006

Additional APNs

2016 Status Code

7R

Address 3131

Direction

N

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Hipped and gable roofs with clay barrel tiles

Vertical wood siding in gable

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions.



Assessor Parcel Number

508081002

Additional APNs

2016 Status Code

5S3

Address 100

Direction

S

Prefix

Street

Indian Canyon

Suffix

Dr

Location

201-267 E Tahquitz Canyon Way

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Plaza Welmas Inc

Historic Name

Common Name

Welmas Plaza

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Plaster and concrete block used as exterior wall panels

Flush-mounted metal frame fixed windows

Rectangular plan; two volumes connected by central vertical circulation core with stair and elevator tower; porte-cochere to parking behind; metal-framed storefronts and ribbon windows

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Some storefronts replaced

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern commercial architecture designed by the prominent architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof with cantilevered canopies, plaster and concrete block wall panels, and ribbon windows.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number

513144010

Additional APNs

2016 Status Code

5S3

Address 105

Direction S

Prefix

Street

Indian Canyon

Suffix

Dr

Location 128 S Palm Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Wexler & Harrison

Architect Source Steel and Shade: The Architecture of Donald Wexler

Builder

Original Owner Pitts, Zachary and Rosin, Stanley

Other Owner(s)

Historic Name Pitts & Rosin Building

Common Name

The Police Building

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Two-story configuration with simple geometric forms

Horizontal massing

Expressed pre-cast concrete construction

Overhanging, precast channel slab concrete roof

Plaster and stone used as exterior wall panels or accent materials

Unadorned wall surfaces; usually with little or no decorative detailing

Flush-mounted metal frame clerestory windows; metal storefront

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of a Mid-century Modern commercial building designed by the prominent Palm Springs architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including the prominent precast channel slab concrete roof, clerestory windows, and stone accent panels.

**Notes/Additional Information**

This property is located on the parcel that includes La Plaza (HSPB-22). A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multitenant office and retail buildings to large department stores, were designed by prominent local architects of the period. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. This building is one of several projects undertaken by Wexler & Harrison for Zack Pitts, important local businessman, whose family managed La Plaza for generations.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="115"/>	<b>Direction</b>	<input type="text" value="S"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Indian Canyon"/>
						<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="c. 1936"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text" value="Williams, Harry"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text" value="Plaza Investment Co"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Commercial"/>	<b>Stories</b>	<input type="text" value="2"/>
<b>Current Use</b>	<input type="text" value="Commercial"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP6. 1-3 story commercial building"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text" value="Spanish Colonial Revival"/>	<b>Additional Style</b>	<input type="text"/>

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

22

22
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**2016 EVALUATION**

National Register

--

California Register

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Local

5S1
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Period of Significance

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Criterion

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Context

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Theme

--

Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-22).

**Notes/Additional Information**

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Assessor Parcel Number

513144009

Additional APNs

2016 Status Code

5S3

Address 187

Direction S

Prefix

Street Indian Canyon

Suffix Dr

Location 187-191 S Indian Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor Date from Research 1936

Date Source 1962 Sanborn

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Stewart Galleries

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Horizontal massing

Hipped roof with clay barrel tiles; flat roof over one story portion

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Balcony with plastered parapet

Rectangular plan; one- and two-story massing; exterior plastered chimneys; espadanas, quatrefoils, and pent roofs with clay barrel tile on Arenas façade; wood plank door (secondary) with metal strap hinges, wood jambs and lintel, and brick steps

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Storefronts altered; awning added at second story balcony; unknown if tile cladding at first story is original or a later alteration

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1936

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Commercial Development between the Wars (1919-1941)

**Sub-theme**

Retail &amp; Entertainment Development

**Period of Significance**

1936

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of a pre-World War II commercial development, and as a good example of Spanish Colonial Revival commercial architecture. The building exhibits quality of design with distinctive features including its hipped roof with clay barrel tiles and open eaves, recessed second-story balcony, and espadanas.

**Notes/Additional Information**

This property is located on the parcel that includes La Plaza (HSPB-22). In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs' reputation as a first-class resort community. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number

508094016

Additional APNs

2016 Status Code

5S3

Address 440

Direction S

Prefix

Street Indian Canyon

Suffix Dr

Location 440-460 S Indian Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor Date from Research 1956

Date Source Steel & Shade: The Architecture of Donald Wexler

Architect Wexler & Harrison

Architect Source Steel & Shade: The Architecture of Donald Wexler

Builder

Original Owner Pitts, Zach

Other Owner(s)

Historic Name

Common Name

KBC; Tri-Tone Tile; Palm Springs Cleaners; Ramon Drug

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed construction

Flat roof with wide upswept cantilevered canopy over sidewalk

Unadorned wall surfaces with little decorative detailing

Stone used as exterior wall panels on secondary façade

Rectangular plan around interior court; symmetrical organization; double flush doors with transom panel and period hardware; secondary entrances from parking lot with pointed arch awnings

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Storefronts may have been altered; one bay has flush doors and transom panel

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of a Mid-century Modern commercial building designed by the prominent Palm Springs architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including the eye-catching upswept canopy over the street frontage, expansive glass walls, and decorative stone detailing. Update: This property was demolished after the survey was conducted.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent local architects of the period. This building is referred to as a "barracks remodel" in the project list of Steel & Shade: The Architecture of Donald Wexler. It is one of several projects undertaken by Wexler & Harrison for Zack Pitts, important local businessman, whose family managed La Plaza for generations.

Assessor Parcel Number

508121001

Additional APNs

2016 Status Code

5S3

Address

500

Direction

S

Prefix

Street

Indian Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1958-59

Date from Research

Date Source

Architect Wong, Joseph B.

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Security First National Bank

Common Name

Union Bank

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One -story configuration

Flat roof with cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Concrete screens

Flush-mounted metal frame fixed windows

Irregular plan; exposed concrete block construction; corner entrance with cast bas-relief screens

**GENERAL ALTERATIONS**

Addition to rear/side facade

**CUSTOM ALTERATIONS**

Drive-thru canopy added at south façade

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1958

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1958

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II commercial development in Palm Springs, as the city's commercial core expanded northward and southward along Palm Canyon and Indian Canyon Drives. It is also significant as an example of Mid-century Modern commercial architecture and exhibits quality of design with distinctive features including its irregular plan, exposed concrete masonry construction, flat roof with wide cantilevered entrance canopy, and decorative bas-relief panels.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Bank architecture across the nation adopted Modern design (including drive-through service) to attract customers in the economic expansion after 1945; Palm Springs boasts an extraordinary collection of custom designs by noted architects which were also, by their size, position, and design, de facto civic landmarks celebrating the town's wealth. This was originally Security-First National Bank, which opened to the public in September 1959. The bank was designed by architect Joseph B. Wong with the groundbreaking in December 1958. Phoenix-based Joseph B. Wong (1921-2011) was educated at the University of California, Berkeley. Wong practiced briefly in California, then moved to Scottsdale, Arizona, where he partnered with William Hall in Wong and Hall. When Hall returned to California to practice in 1954, Wong established his own firm. Wong produced over 550 residential, commercial and institutional buildings working in a range of styles. Of special note on this building are the the two 8x12 bas-reliefs located at the entrance. These were created by Arizona sculptor Lawrence Tenney Johnson and represent the history of Palm Springs. The first panel (on the left) illustrates Palm Springs' past, while the panel on the right illustrates the village's present and future. Johnson claims the panels were the culmination of an inspiration he had eighteen years earlier while lounging in the gardens of the old Cornelia White house. (via Steve Vaught)



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
501142003		6Z	6Z	6Z
<b>Address</b>	2027	<b>Direction</b>		<b>Prefix</b>
<b>Street</b>	Jacques	<b>Suffix</b>	Dr	
<b>Location</b>				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1959	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>	Meiselman, Jack		
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Chino Palms Estates
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Mid-century Modern	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to primary facade, Door (primary) replaced, Windows replaced - some

#### CUSTOM ALTERATIONS

Breezeway enclosed; glass gates added; garage door replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II residential development located in the Chino Palms Estates tract developed by Jack Meiselman. However, according to guidelines established by the California Department of Transportation for the evaluation of post-World War II suburbs, "while an individual residence of unique design may possess high artistic value, a tract house by a merchant builder will inevitably be similar to others within the same tract. A tract house will usually be similar to houses built in other tracts by the same builder, and may even closely resemble those by different builders. It is unlikely that any individual house within a tract will be distinguishable from its neighbors with respect to artistic value." Therefore, this property does not appear individually eligible for historic designation.

**Notes/Additional Information**

In 1958-59, Jack Meiselman embarked on the largest of his developments, Chino Palms Estates. This eighty-five parcel development consists of two tangential property areas. The first, developed in 1958, is south of Via Escuela. The second, developed in 1959, consists of the east side of via Miraleste, all of Berne Street, and all of Jacques Street. The second phase is composed of smaller parcels than the first (100 x 100 feet vs. 125 x 150 feet in phase one). In February of 1959, Meiselman purchased a 10-acre parcel adjacent to the second phase of Chino Palms Estates from Julian Smith and constructed 30 additional homes. Chino Palms Estates houses were available in 2-bedroom with den or 3-bedroom, 2 bathroom plans. Air conditioning was featured as a key selling point. Model homes for the development included 1820 N. Via Miraleste, 1830 N. Via Miraleste, and 2295 N. Via Miraleste.

Assessor Parcel Number

504171006

Additional APNs

2016 Status Code

5S3

Address 2300

Direction

N

Prefix

Street

Janis

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Janis Hilltop Estates #1

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in wood

Flat roof with wide overhanging eaves

Perforated concrete block screens

Unadorned wall surfaces

Stone used as exterior accent material

Flush-mounted metal frame fixed and casement windows

Rectangular plan with recessed entrance atrium; asymmetrical composition; angled structural frames; interior concrete block chimney; flush wood door with sidelights; attached garage

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1960

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its expressed angled structural frames, perforated concrete block screen walls, and recessed entrance atrium.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."

Assessor Parcel Number

505181003

Additional APNs

2016 Status Code

5S3

Address 1441

Direction

Prefix

Street Kaweah

Suffix Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1952

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Plaza de Liberace (Liberace Guest House)

Common Name

Plaza de Liberace (Liberace Guest House)

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Regency Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Symmetrical façade

Blank wall surfaces veneered in textured plaster

Vertically exaggerated recessed entrance

Eccentrically detailed and unconventionally proportioned Neo-Classical columns

U-shaped driveway

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1952

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Regency Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Regency Revival residential architecture. It exhibits quality of design and distinctive features including its vertically exaggerated recessed entrance, unconventionally proportioned Neoclassical columns, and blank walls finished in heavily textured cement plaster.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement.



511053012

□ □ □ □ □

992

E

La Jolla

Rd

## A photograph of a self-storage facility. In the foreground, a large, textured palm tree trunk stands prominently. Behind it, a row of self-storage units is visible, featuring orange and white exterior panels. One unit on the left is an open bay where a silver car is parked. The facility is surrounded by a paved area and a gravel lot. In the background, more palm trees and a clear blue sky with some clouds are visible.

<b>Date from Tax Assessor</b>	1957 - 195	<b>Date from Research</b>	
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<b>Date from Research</b>	
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Alexander Construction Company (Developer)
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<b>Original Use</b>	Single-family residence
---------------------	-------------------------

1

Single-family residence

Twin Palms Estates

HP2. Single family property

<b>District</b>	Twin Palms Estates
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Mid-century Modern

\_\_\_\_\_

[illegible]

\_\_\_\_\_

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

85

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-85).

**Notes/Additional Information**

Assessor Parcel Number

511171034

Additional APNs

2016 Status Code

5S3

Address 484

Direction

E

Prefix

Street

La Verne

Suffix

Way

Location

Aloha Drive on the north, East Laverne Way on the south, Calle Palo Fierro on the east, and South Lagarto

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1966

Date from Research

1965

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Palo Fierro Estates

Common Name

Palo Fierro Estates

**RESOURCE INFORMATION**

Original Use

Multi-family residence

Stories

1

Current Use

Multi-family residence

Tract/Neighborhood

Palo Fierro Estates

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed wood post-and-beam construction

Flat roof and low-pitched gable roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Concrete block and stone used as exterior wall panels

Attached residential units arranged around central garden court and swimming pool; recessed entrances with flush wood doors; lush landscaping with palm and olive trees; modern, frosted pole-globe lighting

**GENERAL ALTERATIONS**

Door (primary) replaced, Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; some doors replaced; some security screens added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1965

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1965

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of post-World War II multi-family residential development; and as a good example of a Mid-century Modern garden apartment complex, reflecting planning and design principles from the period. It exhibits quality of design and distinctive features including concrete block and stone veneered walls, expressed post-and-beam construction, and central garden court with swimming pool.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Palo Fierro Estates was designed as a group of 34 two- and three-bedroom garden apartments. The project was bordered to the north by Aloha Drive, to the south by East Laverne Way, to the East by Calle Palo Fierro, and to the west by South Lagarto Way. The \$1 million project featured Mid-Century Modern-style apartments ranging in size from 1,710 square feet to 2,000 square feet with atriiums and sunken living rooms with Swedish fireplaces. As with many of the garden-style multi-family residential complexes in Palm Springs, groupings of two and four attached homes with carports were arranged around a rolling green area that featured a nine-hole putting green and two heated pools. Although originally designed as rental/leasable apartments, in 1969 the owners filed a condominium tract map to transform the complex into individual unit ownership.

Assessor Parcel Number

511131012

Additional APNs

2016 Status Code

5S3

Address 750

Direction

E

Prefix

Street

La Verne

Suffix

Way

Location

1997 Camino Real; multiple addresses bordered by La Verne on south, Camino Real to the east and easem

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor

1965

Date from Research

Date Source

Architect Jones & Emmons

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Country Club Estates

Common Name

Country Club Estates

### RESOURCE INFORMATION

Original Use Multi-family residence

Stories

1

Current Use Multi-family residence

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Concrete block used as exterior wall panels and accent materials

Flush-mounted metal frame windows and sliding doors, and clerestory windows

Paired residential units with attached garages, arranged in triangular form around central garden court and swimming pool; lush landscaping; modern pole-globe lights

### GENERAL ALTERATIONS

Door (primary) replaced, Unknown/not visible

### CUSTOM ALTERATIONS

Not fully visible from public right-of-way; some doors (primary) replaced; some security screens added; some garage doors have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1965

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1965

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

Country Club Estates is significant as an excellent example of multi-family residential development, representing the early adoption of condominium development in a resort location in the 1960s; and as a good example of a Mid-century Modern garden apartment designed by prominent architects Jones & Emmons, reflecting design and planning principles from the period.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Country Club Estates is a condominium community designed in the Mid-century Modern architectural style. Amenities include a communal pool. The triangular parcel is home to thirty units (although early plans called for just twenty four), primarily clustered in four units per building, but with some two-unit clusters. Originally designed to be co-operative apartments, the project was changed to condominium ownership during the design process. The long, low horizontal lines of Jones' elegant Mid-century Modern design is emphasized by the incorporation of carports at both ends of the primary street façade, with a unifying wall at the center. Flat rooflines also contribute to the overall horizontality of the design. Two- and three-bedroom units range from 1,450 to 1,811 square feet; each unit was designed around a private garden that separates the public and private spaces. Eleven-foot ceiling heights distinguish the units from other local examples from the period. Each unit opens at the rear onto the lushly landscaped garden area with an oversized swimming pool and a private pitch-and-putt golf course. Modern pole-globe lights dot the landscape. Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to Los Angeles in 1936 after graduating from the University of Washington, and worked for a number of prominent Los Angeles architects including Douglas Honnold and Paul R. Williams. Both Emmons and Jones returned to Los Angeles after serving in the U.S. Navy during World War II, and in 1951 founded the firm of Jones & Emmons, a partnership which was among the masters of Modern architecture in Southern California during the second half of the 20th century and which continued until Emmons' retirement in 1969. Jones & Emmons developed a distinctly Californian expression of modernism characterized by simple post-and-beam construction, warm woods and other natural materials, integrated systems and inviting scale. The firm utilized new building technologies and structural innovations, including lightweight post-and-beam construction with pre-assembled parts, which decreased costs and production time. The firm is estimated to have designed thousands of homes, ranging from modest tract houses to lavish custom residences such as Sunnylands, the 32,000-square-foot estate of Ambassador and Mrs. Walter Annenberg in Rancho Mirage. Jones and Emmons designed office, restaurant, and factory buildings throughout California as well as a number of prominent civic and institutional projects, including numerous buildings on the University of California campuses at Irvine, Los Angeles, Riverside, and San Diego. Among the firm's many honors and awards, Jones & Emmons was named AIA Firm of the Year in 1969.



Assessor Parcel Number

511091020

Additional APNs

2016 Status Code

7R

Address 1300

Direction

S

Prefix

Street

La Verne

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1971

Date from Research

Date Source

Architect

Kaptur, Hugh & Lapham, Howard

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Fire Station No. 4

**RESOURCE INFORMATION**

Original Use

Institutional

Stories

1

Current Use

Institutional

Tract/Neighborhood

Resource Attribute

HP14. Government building

☐ Located in a District?

District

Architectural Style

Late Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Bold geometric volumes

Large expanses of unrelieved wall surfaces

Uniform use of stucco cladding

Little or no applied ornament

Battered walls; flat roof with exposed wood beams; slumpstone screen walls

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**

Assessor Parcel Number

505082012

Additional APNs

2016 Status Code

3S

3CS

5B

Address 1350

Direction

Prefix

Street Ladera

Suffix Cir

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Palmer & Krisel

Architect Source

Builder

Original Owner Alexander, Robert

Other Owner(s)

Historic Name Robert Alexander Residence; "House of Tomorrow"; "Th

Common Name

Robert Alexander Residence; "House of Tomorrow"; "The Elvis Presley Honeymoon House"

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1.5

Current Use Single-family residence

Tract/Neighborhood Vista Las Palmas

Resource Attribute HP2. Single family property

☒ Located in a District?

District Vista Las Palmas

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with complex geometric forms

Low-pitched gable roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Plaster, wood and stone used as exterior wall panels and accent materials

Flush-mounted metal frame windows and sliding doors, and clerestory windows

Sloping site with stone retaining walls and circular exposed aggregate concrete stepped path; lush landscaping; complex plan composed of four clustered polygonal shapes under a single diamond-shaped gable roof with cut-out canopies;

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5B

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5B

Period of Significance

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern architecture designed by the prominent architectural firm of Palmer & Krisel. It exhibits quality of design with distinctive features including its complex plan of clustered polygonal forms, wide front gable roof with wide overhanging eaves, and extensive use of glass, plaster, stone, and wood.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architects Dan Saxon Palmer and William Krisel, AIA, formed their partnership in 1950 after working together in the Los Angeles office of Victor Gruen. The partners designed custom modern houses of modular post-and-beam construction, with open floor plans, glass walls, and simple lines. They used the same features in the design of their first housing tract, Corbin Palms (1954-1955), for the Los Angeles-based Alexander Construction Company and for subsequent Alexander subdivisions in Palm Springs including Twin Palms Estates (1955), Vista Las Palmas (Phases II and III, 1956-59) and Racquet Club Road Estates (1958-61). The designs were based on standardized materials that were pre-cut, labeled, and transported to the site as a kit, enabling quick and efficient assembly. In each tract, the architects used a limited number of simple square or rectangular floor plans that were flipped to minimize monotony, and offered limited exterior options such as butterfly, gable, and flat roofs to individualize each house. Ultimately, Palmer and Krisel designed more than 20,000 houses for the Alexanders and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in 1964. This property is located within the Vista Las Palmas subdivision, established in 1956 by the Alexander Construction Company. The Robert Alexander Residence "House of Tomorrow" is also known as "The Elvis Presley Honeymoon House" because it was rented for a year by Elvis Presley and his bride Priscilla after their 1967 nuptials.

Assessor Parcel Number

513410007

Additional APNs

2016 Status Code

5S3

Address 230

Direction

W

Prefix

Street

Lilliana

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1955

Date from Research

1954

Date Source

Architect

Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa, Lilliana Gardens

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Low-pitched shed roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Masonry used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows and clerestory windows

Square plan with attached carport; masonry veneer walls that continue beyond house as screen walls; flush wood door with large fixed sidelight

**GENERAL ALTERATIONS**

Carport altered or enclosed

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1955

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low-pitched shed roof, wide overhanging eaves, expressed post-and-beam construction, and masonry walls that continue beyond the house to form screen walls.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel. In April of 1951, the model house was open for viewing and additional houses were under construction; the model house was located at 250 Lilliana Drive. According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler & Harrison in 1954.



Assessor Parcel Number

513410018

Additional APNs

2016 Status Code

5S3

Address 231

Direction

W

Prefix

Street

Lilliana

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1955

Date from Research

1954

Date Source

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Speculative House #1 for Lilliana Gardens

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa, Lilliana Gardens

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Low-pitched butterfly roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Stone used as exterior wall panels

Flush-mounted metal frame fixed windows and clerestory windows

Square plan with attached carport; masonry veneer walls that continue beyond house as screen walls; flush wood door with large fixed sidelight

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Solar panels added to roof

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1955

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low-pitched butterfly roof, wide overhanging eaves, expressed post-and-beam construction, and stone walls that continue beyond the house to form screen walls.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel. In April of 1951, the model house was open for viewing and additional houses were under construction; the model house was located at 250 Lilliana Drive. According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler & Harrison in 1954.

Assessor Parcel Number

513193014

Additional APNs

2016 Status Code

5S3

Address

590

Direction

W

Prefix

Street

Linda Vista

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1956

Date from Research

1952; 1955

Date Source

Steve Vaught; Desert Sun

Architect

Burns, Herbert W.

Architect Source

Builder

Original Owner

Crockett, Merrill

Other Owner(s)

Historic Name

Crockett House

Common Name

Crockett House

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Tennis Club

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Wood and stone used as exterior wall panels and accent materials

Flush-mounted metal frame windows

Rectangular plan with attached garage; asymmetrical composition; wide fascia; continuous band course and frieze above windows; stacked stone veneer; board-and-batten siding and garage door; glass block

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent builder/contractor Herbert Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including its pronounced horizontal emphasis, stone veneer, and prominent chimney.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive Late Moderne style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

513193026

Additional APNs

2016 Status Code

5S3

Address 591

Direction

W

Prefix

Street

Linda Vista

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect Ormsby & Steffgen

Architect Source Sentinels in Stone (Steve Vaught)

Builder

Original Owner Soles, Thomas F. and Terissa

Other Owner(s)

Wurlitzer, Farny R. and Grace

Historic Name

Common Name

Casa de Suenos

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Ranch

Additional Style Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, U-shaped plan, with radiating wing

Low, horizontal massing with wide street façade

Low-pitched hipped roof with open overhanging eaves

Plaster wall cladding

Divided light wood sash windows, bay window, and French doors

Wide, covered front porch with wood posts and camber beams

Attached garage, linked with open-sided breezeway

Louvered wood shutters

Large lot with wide lawn and mature trees; stone garden wall; interior plastered chimneys with terra cotta hoods; Classical door surround

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1938

Criterion

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1938

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development, and as an excellent local example of Hacienda Ranch architecture from the 1930s. It exhibits quality of design and distinctive features, including its sprawling plan, and wide, covered front porch with wood posts and camber beams.

**Notes/Additional Information**

While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of important figures in entertainment, finance, and business made it their winter weekend getaway, and more development sprang up to house and entertain them. Architect Philip G. Ormsby grew up in Pasadena, CA. He developed an interest in architecture as an adolescent. After graduating from Pasadena Junior College, Ormsby transferred to USC, where he graduated with a degree in architecture. Ormsby was on the tennis team at both of these schools; this interest in tennis was partially responsible for Ormsby relocating to Palm Springs to be an architect and manage the Racquet Club. His partner, Lloyd A. Steffgen, AIA, was born in California in 1896. Steffgen was a set architect for the motion picture industry in the 1940s, and became a member of the AIA in 1946. He died in Los Angeles in 1960. This property was built for Thomas Soles, who was a charter member of the Tennis Club and an executive of the Hookless Fastener Corporation, inventor of the zipper. (Historic address: 590 W Ramon Road) (Sentinels in Stone, Steve Vaught)



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
513193018							
<b>Address</b>	650	<b>Direction</b>	W	<b>Prefix</b>		<b>Street</b>	Linda Vista
						<b>Suffix</b>	Dr
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1951	<b>Date from Research</b>	1946
<b>Date Source</b>	Survey: Tennis Club Neighborhood		
<b>Architect</b>	Hinkle, Barney		
<b>Architect Source</b>	Survey: Tennis Club Neighborhood		
<b>Builder</b>			
<b>Original Owner</b>	Hinkle, Barney		
<b>Other Owner(s)</b>	Anderson, M.O.		
<b>Historic Name</b>			
<b>Common Name</b>	Hinkle Residence; Anderson Residence		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Mid-century Modern	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Windows replaced - some
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#### CUSTOM ALTERATIONS

Some openings altered; solar panels added to roof
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property is not an excellent example of its style, and it has been altered. Therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

Barney Hinkle and M.O. Anderson were major figures in the development of golf in the desert. (Source: Steve Vaught)

Assessor Parcel Number

507132001

Additional APNs

2016 Status Code

5S3

Address 1121

Direction

Prefix

Street Linda Vista

Suffix Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948

Date from Research

Date Source

Architect Burns, Herbert W.

Architect Source Desert Sun "Banker Buys Village Home," May 26, 1950

Builder

Original Owner Inger, R.C.

Other Owner(s)

Whitehorn, J.F.; Karn, O.W.; Van Horn, Harriet Merry; Barnard, Barney H.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Stone used as exterior accent material

Flush-mounted steel sash windows

Irregular plan; asymmetrical composition; cement plaster exterior wall cladding; prominent exterior stone chimneys; stone planters; canopies supported on clustered posts; large plate glass picture window flanked by steel casements; recessed entrance (primary)

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Garage door replaced

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1948

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Los Angeles-based builder/contractor Herbert Burns. It exhibits quality of design and signature Burns design elements, including a prominent stone chimney, stone planters, and canopies supported on clustered posts.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). Per the Desert Sun, Harriet Merry Van Horn bought "the first of three houses designed by Herbert Burns of the Village" in this tract. She was a character actress from 1932-1936 and from one of California's oldest families. (via Steven Keylon)

Assessor Parcel Number

507132006

Additional APNs

2016 Status Code

5S3

Address 1241

Direction

Prefix

Street Linda Vista

Suffix Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948

Date from Research

Date Source

Architect Burns, Herbert W.

Architect Source Desert Sun "Banker Buys Village Home," May 26, 1951

Builder

Original Owner Bell, Jean

Other Owner(s)

Historic Name Jean Bell Residence

Common Name

Jean Bell Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Stone used as exterior accent material

Steel sash casement and fixed windows

Rectangular plan with attached garage; asymmetrical composition; angled wood eave trellis; cement plaster wall cladding with stone piers and planters; projecting band course over windows; recessed entrance

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Garage door replaced; some windows may have been replaced

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1948

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent builder/contractor Herbert Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including its pronounced horizontal emphasis, stone veneer, and angled wood pergola.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). Home of Jean Bell, Vice-President of Desert Bank.



Assessor Parcel Number

513133004

Additional APNs

2016 Status Code

6L

Address 231

Direction

S

Prefix

Street

Lugo

Suffix

Rd

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1940

Date from Research 1919

Date Source John Sanborn

Architect

Architect Source

Builder

Original Owner Sanborn, G.K. "Jerry"

Other Owner(s)

Powers, Charles E.; Wallace, Edwin A.

Historic Name

Common Name

Sanborn Residence

### RESOURCE INFORMATION

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Other

Additional Style

### CHARACTER DEFINING FEATURES

Rectangular plan and one-story massing

Cross gable roof with wide overhanging eaves and rakes supported on wood outriggers

### GENERAL ALTERATIONS

Addition to primary facade, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

### CUSTOM ALTERATIONS

**2016 Status Code**

		6L
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

6L
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Period of Significance

1919

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

According to John Sanborn, there is a 1919 residence on this property. It represents a rare early residence in Palm Springs. The building has been altered, and therefore may warrant Class 2 historic status or consideration in local planning.

**Notes/Additional Information**

There were originally two houses on the property - a main house and guest house.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b><u>2016 Status Code</u></b>			6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	251	<b>Direction</b>	S	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Lugo
						<b>Suffix</b>	Rd
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1940	<b>Date from Research</b>	1929 or earli
<b>Date Source</b>	1929 Sanborn		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	Green, Dr. W.W.; Cook, D.C.		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered
---------------------

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="7R"/>
<input type="text" value="513133006"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="265"/>	<b>Direction</b>	<input type="text" value="S"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Lugo"/>	<b>Suffix</b>	<input type="text" value="Rd"/>
<b>Location</b>	<input type="text"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1940"/>	<b>Date from Research</b>	<input type="text" value="1939 or earli"/>
<b>Date Source</b>	<input type="text" value="1939 City Directory"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text" value="Traylor, Maebelle D.; Park, PR.; Dreyfus, A.J."/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Tennis Club"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible
---------------------

**CUSTOM ALTERATIONS**

Not visible from public right-of-way
--------------------------------------

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
513133008		6Z	6Z	6Z					
<b>Address</b>	295	<b>Direction</b>	S	<b>Prefix</b>		<b>Street</b>	Lugo	<b>Suffix</b>	Rd
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1935	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>	Pearson, Esther, B; Middleton, Harry L.		
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	Pueblo
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Extensively altered
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#### CUSTOM ALTERATIONS

Not fully visible from public right-of-way, but comparison with 1962 Sanborn indicates extensive additions to the south and west façades.
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

502034013

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1940

Direction

E

Prefix

Street

McManus

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1950

Date from Research

Date Source

Architect Cody, William F.

Architect Source Avery Search; Getty Research Institute

Builder

Original Owner Levin, Dorothy

Other Owner(s)

Historic Name

Common Name

Dorothy Levin Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Desert Palms Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Wood used as exterior wall panels/accent materials

Flush-mounted metal frame windows and sliding doors

T-shaped plan with attached carport; asymmetrical composition; interior plastered chimney; vertical wood lap siding

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Sliding door additions

		<b><u>2016 Status Code</u></b>		3S	3CS	5S3
<b><u>PREVIOUS SURVEY EVALUATION</u></b>						
City Historic Resources Database		HRI Code		2003 Status Code		
HSPB No.						

<b><u>2016 EVALUATION</u></b>	National Register	3S	California Register	3CS	Local	5S3
Period of Significance	1950	Criterion	C/3/4, 5			
Context	Architectural Styles & Local Practitioners					
Theme	Post-World War II Modernism					
Sub-theme	Mid-century Modern					

Period of Significance		Criterion	
Context			
Theme			
Sub-theme			

Period of Significance		Criterion	
Context			
Theme			
Sub-theme			

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect William F. Cody. It exhibits quality of design and characteristic features of the style, including its flat roof with wide overhanging eaves and cantilevered canopies, flush-mounted metal frame windows and extensive use of glass, vertical woodlap siding, and plan oriented around the swimming pool.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.

Assessor Parcel Number	Additional APNs	2016 Status Code	6Z	6Z	6Z
Address	388	Direction	E	Prefix	
		Street	Mel	Suffix	Ave
Location					

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor	1944	Date from Research	1937
Date Source	Desert Sun		
Architect	Brewster & Benedict		
Architect Source	Desert Sun		
Builder			
Original Owner	Cohn, Morris		
Other Owner(s)	Crist, A.B.		
Historic Name			
Common Name	Morris Cohn Residence		

**RESOURCE INFORMATION**

Original Use	Single-family residence	Stories	1
Current Use	Vacant	Tract/Neighborhood	
Resource Attribute	HP2. Single family property	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The 1937 Cohn Residence has been demolished.

**Notes/Additional Information**



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	438	<b>Direction</b>	E	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Mel
						<b>Suffix</b>	Ave
<b>Location</b>	<input type="text"/>						

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1937	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Vacant	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

Demolished
------------

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

507061020

Additional APNs

2016 Status Code

5S3

Address 530

Direction

E

Prefix

Street

Mel

Suffix

Ave

Location 526-538 Mel Ave

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1946

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Newman, William I. and Aaron

Historic Name

Common Name

Golden Horseshoe Hotel; POSH Palm Springs Inn; Casa Manana

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style Streamline Moderne

Additional Style

**CHARACTER DEFINING FEATURES**

Horizontal emphasis

Asymmetrical façade

Flat roof with coping

Smooth plaster wall surfaces

Curved end walls and corners

Flat canopy over entrances

Steel sash windows

Prominent chimney on primary façade

**GENERAL ALTERATIONS**

Decorative elements added, Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Box sign added over primary entrance

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1946

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Early Modernism

Sub-theme

Streamline Moderne

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Although there have been some alterations, it appears significant as a rare local example of Streamline Moderne commercial architecture.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	6Z	6Z	6Z
507081002					
<b>Address</b>	666	<b>Direction</b>	E	<b>Prefix</b>	
		<b>Street</b>	Mel	<b>Suffix</b>	Ave
<b>Location</b>					

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1950	<b>Date from Research</b>	1935
<b>Date Source</b>			
<b>Architect</b>	Clark & Frey		
<b>Architect Source</b>	Desert Sun, 9/5/1935		
<b>Builder</b>	Chamberlain, Charles G.		
<b>Original Owner</b>	Guthrie, James V. "Bud"		
<b>Other Owner(s)</b>	Hennes, Mat; Wood, Leland M.; Adelaar, Barney M.		
<b>Historic Name</b>	Guthrie Residence		
<b>Common Name</b>	Guthrie Residence		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is a 1935 residence designed by the prominent architectural firm of Clark & Frey; however, it has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**



Assessor Parcel Number

507082002

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 667

Direction

E

Prefix

Street

Mel

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1945

Date from Research

Date Source

Architect Clark, John Porter

Architect Source California Arts & Architecture

Builder

Original Owner

Other Owner(s)

Johnson, Barney

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property was designed by John Porter Clark in the Hacienda Ranch style. However, due to alterations it does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

507081003

Additional APNs

2016 Status Code

7R

Address 694

Direction

E

Prefix

Street

Mel

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1932

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Strebe, George

Other Owner(s)

Historic Name

Strebe Residence

Common Name

Strebe Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

El Mirador Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Varied gable or hipped roofs with clay barrel tiles

Plaster veneered exterior walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1932

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1932

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Important People

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears significant as an example of pre-World War II residential development, and for its association with the prominent Strebe family. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in El Mirador Estates. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens' daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. This property was constructed for George Strebe, brother of Earle Strebe, who arrived in Palm Springs in 1926. The Strebe family was involved in business and development of Palm Springs in the 1920s and 1930s. In 1932 Earle Strebe constructed the Village Theatre on Andreas Road, just behind the Village Pharmacy, the first of eight theaters he would ultimately own or operate. George Strebe managed some of his brother's theaters, along with owning and operating the popular Doll House nightclub with his wife Ethel from 1945 until 1959.

Assessor Parcel Number

505302022

Additional APNs

2016 Status Code

5S3

Address 181

Direction W

Prefix

Street Merito

Suffix Pl

Location 181-197 W. Merito Place; 189 and 197 Belardo Road

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1961

Date from Research

Date Source

Architect Berkus, Barry A.

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Merito Manor

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood Merito Vista

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat and folded plate roofs with wide overhanging eaves

Stone used as exterior wall panels and accent material

Flush-mounted metal frame fixed windows and clerestory windows

Attached residential units clustered around central garden court and swimming pool; recessed entrances with flush wood doors and sidelights; perforated concrete block screen walls; sliding doors leading to private patios

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Some security screens added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1961

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1961

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

Merito Manor is significant as an example of multi-family residential development, representing the early adoption of condominium development in a resort location in the early 1960s; and as a good example of a Mid-century Modern garden apartment designed by architect Barry Berkus. It exhibits quality of design and distinctive features including stone veneered walls, perforated concrete block screens, and folded plate roofs.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Merito Manor (1961, B.A. Berkus and Associates) was an early multi-family residential project envisioned as co-operative apartment homes. The 10-unit complex consists of five buildings surrounding a landscaped pool area complete with shuffleboard court. Units are clustered in groups of two or three. Developed by S and K Development Company (Kenneth Kirk and William Smith), at the time it was built, Merito Manor was the acknowledged high-end entry among the co-op apartment projects. The 2-bedroom with den and 2 bathrooms, 1,400 square foot units sold for \$35,000 + a monthly maintenance fee of \$50—significantly more than the competition which averaged between \$17,500-\$25,000 with \$25-\$27 monthly fees. Kenneth Kirk (1897-1975) was active in city government and was vice-mayor at the time Merito Manor was developed. Kirk's association with the city can be traced back to shortly after the war when he and his wife became active participants in the Palm Springs social scene. Kirk was in the oil refining business. His partner, William Smith was president of the Palm Springs Chamber of Commerce. Smith is best known for having presented President Eisenhower with a gift during his 1960 trip to Palm Springs. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC's School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus' first major clients was William Levitt, a real estate developer often called the "Father of American suburbia." During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge Landing in Irvine, and Park Imperial South in Palm Springs. Other notable projects include the Santa Barbara Maritime Museum, the Mosher Alumni House at UC Santa Barbara, residences for celebrities such as Kenny Loggins, and a temporary village for athletes competing at Lake Casitas in Ventura County during the 1984 Olympics.



Assessor Parcel Number

505301001

Additional APNs

2016 Status Code

7R

Address

271

Direction

W

Prefix

Street

Merito

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1932

Date from Research

Date Source

Architect

Tanner, William Charles

Architect Source

Palm Springs News

Builder

Marte, William

Original Owner

Snyder, John Corson

Other Owner(s)

Taylor, Rod; Rosenthal, George

Historic Name

Common Name

Morada La Estrella

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Merito Vista

Resource Attribute

HP2. Single family property

☐

Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Horizontal massing

Gable roof with clay barrel tiles

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1932

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is an example of 1930s residential development, representing an important period of growth in the city. It may also be eligible for its Spanish Colonial Revival architecture by noted architect William Charles Tanner. However, the property is not fully visible from the public right-of-way and therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." William Charles Tanner (1876-1960) was born in Meadford, Canada, in 1876, and immigrated with his family to the United States, settling in Elgin, Illinois. Tanner studied art in Chicago (1903-1908), Boston (1908-1909), New York (1909-1911), Paris and Giverny, France (1911-1914). At age 38, Tanner relocated to Riverside, California. To supplement his income as an artist and art teacher, in 1921 Tanner opened an architectural practice in Riverside, although he was never licensed. In 1924, Tanner moved to Hollywood, where he worked as a draftsman in the office of architect G. Vincent Palmer. Notable projects in Palm Springs include the Carrie Birge Residence (now the Ingleside Inn, 1922, HSPB-25), George Roberson House (now Le Vallauris Restaurant, 1924, HSPB-21), the O'Donnell House ("Ojo del Desierto," 1925, HSPB-19), and the First Community Church (HSPB-11). Tanner died in Santa Monica at age 83.

Assessor Parcel Number

505293005

Additional APNs

2016 Status Code

5S3

Address 300

Direction

W

Prefix

Street

Merito

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1969

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Harvey, Lawrence

Other Owner(s)

Historic Name

Common Name

Villa Serena

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Stone veneer at exterior wall

A attached garage; asymmetrical composition; blank primary façade; recessed entrance passage; pair of flush wood doors (primary) with metal pulls; stone garden wall and mature landscaping

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1969

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its blank, windowless primary facade, stone veneered walls, and exposed post-and-beam construction.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."

Assessor Parcel Number

505294006

Additional APNs

2016 Status Code

5S3

Address

401

Direction

W

Prefix

Street

Merito

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1928

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Robinson, Henry M.; Sorum, Raymond M.

Historic Name

Common Name

The Norman Cottage

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1 1/2

Current Use

Single family property

Tract/Neighborhood

Merito Vista

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

English Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Prominent, steeply pitched gable roof

Simple rectangular plan and massing

Asymmetrical composition

Plaster veneer at exterior walls

Divided light steel sash casement windows

One-and-one-half story height; interior plastered chimney

**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Carport added, Door (primary) replaced

**CUSTOM ALTERATIONS**

Carport added to side façade; addition at rear façade

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1928

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Single-family Residential Development (1919-1929)

**Period of Significance**

1928

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

English Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of 1920s residential development, reflecting an important period of growth and transition in the city; and as a rare example of English Revival style architecture in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."



Assessor Parcel Number

505292004

Additional APNs

2016 Status Code

5S3

Address 438

Direction

W

Prefix

Street

Merito

Suffix

Pl

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect Matcham, Charles O.

Architect Source California Arts & Architecture

Builder

Original Owner

Other Owner(s)

Clock, Judge Ralph H.

Historic Name

Common Name

Clock Residence

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, U-shaped plan

Low, horizontal massing with wide street façade

Low-pitched hipped and gable roof with open overhanging eaves

Plaster veneer and horizontal wood siding with stone accents

Divided light wood and steel sash casement windows; some single light windows

Wide, covered front porch with decorative wrought iron supports

Wood door (primary); masonry screen wall and pergola at pool; detached garage

**GENERAL ALTERATIONS**

Roof cladding replaced (incompatible material)

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1936

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of 1920s residential development, reflecting an important period of growth and transition in the city; and as an example of Ranch-style residential architecture by noted architect Charles O. Matcham.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Matcham retired in 1969. He died in 1980.

Assessor Parcel Number

513376016

Additional APNs

2016 Status Code

7R

Address 1758

Direction

S

Prefix

Street

Mesa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Emmons, Nelson; Allard, Joseph

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Horizontal massing

Gable roof with clay barrel tiles

Wood-sash windows

Arcade on south façade

Brick exterior fireplace with stepped cornice

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

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**2016 EVALUATION**

National Register

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California Register

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Local

7R
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Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

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Criterion

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Context

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Theme

--

Sub-theme

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Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

This property is significant as an example of 1930s residential development, during an important period of growth in the city. It may also be eligible for its Spanish Colonial Revival architecture. However, the property is not fully visible from the public right-of-way and therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

513377008

Additional APNs

2016 Status Code

7R

Address 1810

Direction

S

Prefix

Street

Mesa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1926

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Sheeley, James A.; Taylor, Roland M.; Perrin, T.M.; McGahey, David M and Merry K.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

L-shaped plan and horizontal massing

Gable and shed roofs with clay barrel tiles

Plaster veneered exterior walls

Round-arched wood-sash casement windows with divided lights

Exterior brick chimney on secondary façade; arched wood door; decorative ironwork

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1926

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of 1920s residential development in Palm Springs, reflecting an important period of growth and transition in the city; however, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.



Assessor Parcel Number

513377001

Additional APNs

2016 Status Code

7R

Address 1880

Direction

S

Prefix

Street

Mesa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

513390031

Additional APNs

2016 Status Code

5S3

Address 1907

Direction

S

Prefix

Street

Mesa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles

Concrete block exterior walls forming wide, uninterrupted expanses

Square tower at primary façade

**GENERAL ALTERATIONS**

Addition to rear/side facade, Carport added, Garage added

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; based on comparison with 1962 Sanborn a carport has been added to secondary façade and a garage added to the rear façade; footprint otherwise remains intact

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

513400010

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1945

Direction

S

Prefix

Street

Mesa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1925

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; appears substantially altered; wall cladding appears to be replaced; windows and doors appear to be replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of 1920s residential development; however, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.



Assessor Parcel Number

508291003

Additional APNs

2016 Status Code

7R

Address 137

Direction

E

Prefix

Street

Mesquite

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1933

Date from Research 1935

Date Source Desert Sun 10/25/1935

Architect

Architect Source

Builder

Original Owner

Long, Blanche E.

Other Owner(s)

Historic Name

Long Residence

Common Name

Long Residence

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from the public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears eligible as an example of 1930s residential development, during an important period of growth in the city; per the Desert Sun, it is also a rare example of sand and adobe block construction. However, the property is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). This residence was constructed for the Longs of Redlands using a system of building blocks developed by the research department of the Standard Oil Company. The blocks are composed of sand and adobe treated with emulsion that will not deteriorate from wind, cold, or heat. (Various sources including Desert Sun, City Directories; via Steve Vaught)

Assessor Parcel Number

508291032

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 185

Direction

E

Prefix

Street

Mesquite

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Door (primary) replaced, Extensively altered, Garage added, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Windows replaced and some openings altered; some wall cladding replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of 1930s residential development; however, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508330016

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 833

Direction

E

Prefix

Street

Mesquite

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1941 (origin

Date Source

Architect

Clark & Frey, with additions by Wexler & Harrison

Architect Source

Julius Shulman archive

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Cahuilla Elementary School

**RESOURCE INFORMATION**

Original Use

Civic

Stories

1

Current Use

Civic

Tract/Neighborhood

Resource Attribute

HP15. Educational building

☐

Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

Based upon review of archival photographs in the Getty Archives and historic aerial photographs, it appears that the Clark & Frey and Wexler & Harrison buildings are no longer extant.

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Based upon review of archival photographs in the Getty Archives and historic aerial photographs, it appears that the Clark & Frey and Wexler & Harrison buildings are no longer extant.

**Notes/Additional Information**

The population growth accelerated in the 1950s, bringing a demand for civic necessities such as schools, libraries, museums, a city hall and police headquarters, as well as offices, stores, and housing. The Cahuilla Elementary School, originally designed by Clark & Frey in 1941, was expanded in 1953 and 1958 with additions by Wexler & Harrison.



Assessor Parcel Number

501031016

Additional APNs

2016 Status Code

5S1

Address

300

Direction

E

Prefix

Street

Molino

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1961-1962

Date from Research

Date Source

Architect

Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wexler Steel House (6 of 7)

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Steel Development houses

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

43

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**

Assessor Parcel Number

501031017

Additional APNs

2016 Status Code

5S1

Address 330

Direction

E

Prefix

Street

Molino

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1961-1962

Date from Research

Date Source

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wexler Steel House (7 of 7)

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Steel Development houses

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

43

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**

Assessor Parcel Number

513182019

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 373

Direction

S

Prefix

Street

Monte Vista

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research

c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears to be an example of 1930s residential development; however, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark.



Assessor Parcel Number

508302027

Additional APNs

2016 Status Code

5S3

Address 131

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Rectangular plan and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Brick chimney; recessed wood plank door (primary)

**GENERAL ALTERATIONS**

Decorative elements added, No major alterations

**CUSTOM ALTERATIONS**

Decorative ceramic tile door surround may be an alteration

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508301022

Additional APNs

2016 Status Code

5S3

Address 146

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Jacobs Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, U-shaped plan

Low-pitched gable roof with clay barrel tiles and open eaves

Low, horizontal massing with wide street façade

Plaster wall cladding

Divided light wood French doors

Wide, covered front porch with wood posts

Brick chimney

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1936

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as a good example of Hacienda Ranch-style residential architecture.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number

508301021

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 156

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research 1925

Date Source Southwest Builder and Contractor, 2/20/1925

Architect Williams, Paul R.

Architect Source Southwest Builder and Contractor, 2/20/1925

Builder

Original Owner

Other Owner(s)

Anderson, W.P.

Historic Name

Common Name

Roma Residence; Anderson Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement or double-hung windows, with divided lights

Round arched opening

Decorative grilles of wrought iron and plaster

Square tower with pyramidal roof

Plaster window hood; wood plank door (primary)

**GENERAL ALTERATIONS**

Decorative elements added, Windows replaced - some

**CUSTOM ALTERATIONS**

Roofline appears altered; wall cladding appears to be replaced; some windows appear to be replaced; window surround appears to be added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears significant as an example of pre-World War II residential development, reflecting an important period of growth and transition; and as an example of Spanish Colonial Revival architecture by master architect Paul R. Williams. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). Architect Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams' first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects' College of Fellows.



Assessor Parcel Number

508301018

Additional APNs

2016 Status Code

5S3

Address 196

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and wood fascia

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Rectangular plan; recessed entrance with hooded metal porch; recessed side porch; prominent brick chimney with weeping mortar on primary façade; hooded bay window

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508301017

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 206

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

**GENERAL ALTERATIONS**

Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of 1930s residential development, reflecting an important period of growth and transition. However, due to alterations, it does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508302007

Additional APNs

2016 Status Code

7R

Address

211

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1940

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Scholl, Dr. William

Other Owner(s)

Historic Name

Scholl Estate

Common Name

Scholl Estate

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable with clay barrel tiles

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

57 (denied)

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation. This property was nominated for local designation but was determined ineligible.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	266	<b>Direction</b>	E	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Morongo
						<b>Suffix</b>	Rd
<b>Location</b>	<input type="text"/>						

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1934	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Palos Verdes Tract
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

The 1934 residence originally constructed on the property is no longer extant.
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508321013

Additional APNs

2016 Status Code

5S3

Address 272

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder Jones, Reginald C.

Original Owner DeMuth, Adolph

Other Owner(s)

Historic Name

Common Name

DeMuth Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement or double-hung windows, with divided lights

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, reflecting an important period of growth and transition.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). This residence was built for Adolph DeMuth, former owner of DeMuth Court on Palm Canyon Drive. (Desert Sun via Steve Vaught)

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
508323002							
<b>Address</b>	287	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Morongo
						<b>Suffix</b>	Rd
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1935	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Clark, John Porter		
<b>Architect Source</b>	Desert Sun, 4/12/1935		
<b>Builder</b>	Wilson, Raymond		
<b>Original Owner</b>	Brandenstein, Harry "H.U."		
<b>Other Owner(s)</b>	Bell, Harold		
<b>Historic Name</b>			
<b>Common Name</b>	Praeneste; Bell Residence		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Palos Verdes Tract
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Other	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Extensively altered
---------------------

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of 1930s residential development, reflecting an important period of growth and transition; and it was designed by prominent local architect John Porter Clark. However, it has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). Architect John Porter Clark (1905-1991) was born in Fort Dodge, Iowa, in 1905. He studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of buildings in the desert for them. Clark met Albert Frey when he came to Palm Springs to design the Kocher-Samson building, and collaborated with him on several projects. In 1939, Clark and Frey formed a partnership. Clark left the firm in 1958 to establish his solo practice. This residence was published in Architectural Record in April 1936 under the Van Pelt & Lind name.



Assessor Parcel Number

508323010

Additional APNs

2016 Status Code

5S1

Address 645

Direction

E

Prefix

Street

Morongo

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1950

Date from Research

Date Source

Architect Clark & Frey

Architect Source

Builder

Original Owner

Stephens, Dr. Hugh

Other Owner(s)

Historic Name

Common Name

Stephens Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

76

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-76).

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	2641	<b>Direction</b>	E	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Morongo
						<b>Suffix</b>	Tr
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1937	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

The 1937 house originally constructed on the property is not extant.
--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

510130032

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 2817

Direction

E

Prefix

Street

Morongo

Suffix

Tr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wide porch with wood posts and beam

**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Large addition with garage at east façade; some windows appear to have been replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**



**Assessor Parcel Number**

512070010

**Additional APNs****2016 Status Code**

3S

3S

5S3

**Address**

1000

**Direction****Prefix****Street**

Murray Canyon

**Suffix**

Dr

**Location**

2739, 2745-2781 King's Road; 1000-1070 Murray Canyon

**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor**

1968-1970

**Date from Research**

1968

**Date Source****Architect**

Krisel, William

**Architect Source****Builder**

Grundt, Robert and Quigley, John B.

**Original Owner****Other Owner(s)****Historic Name**

Kings Point

**Common Name**

Kings Point

**RESOURCE INFORMATION****Original Use**

Multi-family residence

**Stories**

1

**Current Use**

Multi-family residence

**Tract/Neighborhood****Resource Attribute**

HP3. Multiple family property

☐

Located in a District?

**District****Architectural Style**

Mid-century Modern

**Additional Style****CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof or low-pitched gable roof with cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Vertical wood siding, plaster, concrete block, and stone used as exterior wall panels and accent materials

Flush-mounted metal frame fixed and sliding windows, sliding doors, and clerestory windows

Recessed entrances with floor-to-ceiling double doors (primary), flush and paneled

Rectangular plans, asymmetrical composition, and attached garages

Detached residential units lining both sides of V-shaped road, enclosing central garden area with swimming pool

**GENERAL ALTERATIONS**

No major alterations, Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3S

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3S

Local

5S3

Period of Significance

1968

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Single-family Residential Development (1945-1969)

Sub-theme

Single-family Residential Development (1945-1969)

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Kings Point is significant as an example of post-World War II multi-family residential development, representing condo development in a resort location; and as an excellent example of Mid-century Modern residential architecture designed by prominent architect William Krisel.

**Notes/Additional Information**

In 1969 Robert Grundt, Canyon Country Club developer and chairman of the Board of First National Realty, along with Club Manager John B. Quigley, subdivided Kings Point, a relatively small forty-five-parcel development. Marketing brochures for the development promote “an unsurpassed way of life; dominated by a rich climate and impressive recreational facilities.” Amenities such as the modern tennis clubhouse and private swimming pool were stressed along with Canyon Country Club membership. “A Kings Point Key,” as the brochure describes, “goes a vast step further and locks out the burdensome maintenance problems such as gardening and pool care; leaving you free to enjoy the unparalleled freedom and charm unique to California’s most celebrated resort, Palm Springs.” The V-shaped design of the property enabled homes along the outside of the “V” to face the fairways of the golf course while the houses along the inside of the “V” faced the common greenbelt with pool and tennis court. One of the architectural features of this development was the relatively low number of units and how they were allocated across two floor plans, six exterior elevation designs, and the “flipping” or reversal of those designs as laid out on the plot plan. Most of the numeric unit designations (e.g., B2R) appeared an average of just three times throughout the complex—with the net effect that each home seems unique and different and a stimulating visual cadence is created along the streetscape. The architectural language for Kings Point is a distinctive Mid-century Modern style, post-and-beam construction with a synergistic combination of designs in concrete block, plaster and glass. Each unit was designed to be viewed from all sides and carefully placed on the lushly landscaped tract, with rear elevations denoted as “fairway” views. Each of the six different elevation designs features a roof monitor with clerestories at the center of the building, extending back in an umbrella-like structure over the public space. Concrete block veneer is combined with expressed post-and-beam construction to make six distinctive, yet harmonious, exterior designs. Carports were integrated to emphasize the horizontality of the design down the street. Two efficient square floor plans were available, both three-bedroom/two bath designs. Kings Point floor plans are unique for their central “garden rooms” which sit under the roof monitors, and their combination living/dining rooms open to private patios, pools and the landscaped common areas. A freestanding tennis club house and pool cabana are designed as Mid-century Modern pavilions using an architectural language consistent with the design of the residences.

Assessor Parcel Number

512020014

Additional APNs

2016 Status Code

5S3

Address 1100

Direction

E

Prefix

Street

Murray Canyon

Suffix

Dr

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor

Date from Research 1961

Date Source

Steel & Shade: The Architecture of Donald Wexler

Architect

Wexler & Harrison

Architect Source

Steel & Shade: The Architecture of Donald Wexler

Builder

Original Owner

Golf Club Sales Company

Other Owner(s)

Historic Name

Canyon Country Club Clubhouse

Common Name

### RESOURCE INFORMATION

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Canyon Country Club Colony

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat roof

Concrete block and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows and sliding doors

V-shaped in plan with an expressive triangle-shaped porte-cochère at its center and decorative rock mosaic on blank exterior walls

### GENERAL ALTERATIONS

Unknown/not visible

### CUSTOM ALTERATIONS

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1961

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Commercial Development (1945-1969)

**Sub-theme****Period of Significance**

1961

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an excellent example of Mid-century Modern commercial architecture designed by the prominent architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof, and plaster and concrete block wall panels.

**Notes/Additional Information**

Originally completed in 1961, the Mid-century Modern style Clubhouse located at 1100 E. Murray Canyon Drive was V-shaped in plan with an expressive triangle-shaped porte-cochère at its center. The design was a precursor to the similar Palm Springs Airport Terminal. The building also featured large, abstract stone murals crafted by a local stonemason. Large expanses of glass took advantage of the golf course and mountain vistas. Initially, due to its remote location, Canyon Country Club had a difficult time attracting members. However, a partnership with the Palm Springs Racquet Club helped boost its popularity and draw celebrities and politicians. Famous people associated with the club include Walt Disney, who purchased properties along the second hole of the course and donated a copper fountain to the club, erected between the ninth and eighteenth holes. In 1963, the course became the location of the annual Frank Sinatra Invitational golf tournament. That same year the public south course was opened. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number

513110034

Additional APNs

2016 Status Code

5S1

Address 101

Direction

N

Prefix

Street

Museum

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1976

Date from Research

Date Source

Architect Williams, E. Stewart

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Palm Springs Art Museum

**RESOURCE INFORMATION**

Original Use Civic

Stories 2

Current Use Civic

Tract/Neighborhood

Resource Attribute HP39. Other

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

35

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-35).

**Notes/Additional Information**



Assessor Parcel Number

669444008

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 142

Direction

W

Prefix

Street

Oasis

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1944

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Porch added to primary façade; loading dock and door added to primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

508301002

Additional APNs

2016 Status Code

7R

Address 133

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

1200 S Palm Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1932

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Weingarten, Lawrence (pre 1937-1941); Sheptenko, Peter (1941)

Historic Name

Las Casitas Apartments

Common Name

Las Casitas Apartments

**RESOURCE INFORMATION**

Original Use

Multi-family residence

Stories

2

Current Use

Multi-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles

Steel-sash casement windows, with divided lights

Three one-story bungalows on property; porches with wood posts, corbels, and beams; exterior plastered chimneys

**GENERAL ALTERATIONS**

Addition to rear/side facade, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; large two-story, flat-roofed addition visible between front and middle units; addition may have originally been one story per 1972 aerial photographs

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1932

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Multi-family Residential Development between the Wars (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of early multi-family/seasonal tourist residential development in Palm Springs, reflecting the growth of Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare. This property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as "apartment-hotels" with "housekeeping apartments" where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. Spanish Colonial Revival was the predominant architectural style associated with multi-family residential buildings in Palm Springs from this period. Las Casitas Apartments were constructed in 1932 and consisted of a group of bungalows with different accommodation arrangements. The property originally included the lot fronting on Palm Canyon Drive (1200 South Palm Canyon). Local insurance broker Alvin Weingarten, who along with partner Shelton Gray developed the Palos Verdes tract, owned Las Casitas from at least 1937 to 1941. He and his family also resided in the complex. In 1941, local realtor Peter Sheptenko purchased Las Casitas with plans to expand and add a swimming pool. He also planned to rename the property the Palm Springs Biltmore, but the name "Las Casitas" still appeared in advertisements throughout the 1950s. The property was subdivided in the 1950s, and the bungalows on the western portion of the property were demolished and replaced with the Laurellen Apartment-Hotel. The eastern section remains at 133 East Ocotillo. (Sources include Palm Springs News, Desert Sun, City Directories; via Steve Vaught)

Assessor Parcel Number

508292022

Additional APNs

2016 Status Code

5S3

Address 140

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research c. 1940

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Minimal Traditional

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration

Rectangular plan

Medium-pitched hip roof with shallow eaves

Smooth stucco wall cladding

Multi-light windows (picture, casement)

Shallow entry porch with slender wood supports

Lack of decorative exterior detailing

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).



Assessor Parcel Number

508301004

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 155

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1939

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Gates, John E.

Other Owner(s)

Youngs, Gordon

Historic Name

Common Name

Gates Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐

Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Extensively altered, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). The residence was built for prominent local resident John Gates who was proprietor of Gates' Nut Kettle, located on Palm Canyon Drive across from the Desert Inn. (via Steve Vaught)

Assessor Parcel Number

508292019

Additional APNs

2016 Status Code

7R

Address 172

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable roof with clay barrel tiles

Plaster veneered exterior walls

Wood-sash casement windows with divided lights

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508301008

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address

207

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).



Assessor Parcel Number

508301009

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 217

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Carport added, Windows replaced - all

**CUSTOM ALTERATIONS**

Carport added to primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508292034

Additional APNs

2016 Status Code

7R

Address

240

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable roof with clay barrel tiles

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508301012

Additional APNs

2016 Status Code

5S3

Address 251

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Scalloped wood siding in gables; corner window

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
508292013		6Z	6Z	6Z					
<b>Address</b>	252	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Ocotillo	<b>Suffix</b>	Ave
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1935	<b>Date from Research</b>	1933
<b>Date Source</b>			
<b>Architect</b>	Purcell, William G. with Bailey, James Van Evera		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Purcell, William Grey		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Purcell Residence		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Palos Verdes Tract
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Other	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all
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#### CUSTOM ALTERATIONS

Substantially altered
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development representing an important period of growth and transition; and it was designed by noted architect William Purcell. However, it has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). Designed in 1933 by William Gray Purcell and James Van Evera Bailey, this house represents an important example of the work of this architect at the end of a distinguished career which began with Adler and Sullivan, one of the seminal offices in Modern architecture. With his partner George Elmslie, Purcell and Elmslie were among the most prolific architects of the Prairie Style in the first two decades of the 20th century. The house Purcell designed in Palm Springs with James Evera Bailey is an example of how those American Modern concepts evolved into the 1930s, when Purcell moved to the desert area for health reasons.

Assessor Parcel Number

508321001

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 261

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Carport added, Door (primary) replaced, Extensively altered, Windows replaced - some

**CUSTOM ALTERATIONS**

Some windows infilled on primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508312014

Additional APNs

2016 Status Code

5S3

Address 262

Direction

E

Prefix

Street

Ocotillo

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable or hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

Corredor with wood posts and beams across primary façade

Wood board-and-batten shutters

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; no major alterations visible

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).



Assessor Parcel Number

680091004

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 583

Direction

Prefix

Street

Oleander

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Torney Hospital Building

**RESOURCE INFORMATION**

Original Use Institutional

Stories

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP41. Hospital

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

680094001

Additional APNs

2016 Status Code

5S3

Address 606

Direction

Prefix

Street

Oleander

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964

Date from Research

Date Source

Architect Ricciardi, Robert

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Veterinary Medical Building

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Unadorned wall surfaces with little decorative detailing

Flush-mounted metal frame storefront and clerestory windows

Circular plan; radial folded plate roof with overhangind eaves and cantilevered canopy; scored concrete block walls

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1964

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a distinctive example of Mid-century Modern commercial architecture by noted architect Robert Ricciardi. It features quality of design and distinctive details, including the prominent radial folded plate roof with overhanging eaves.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Robert Ricciardi (b. 1935) was born in Los Angeles in 1935. He studied architecture at UC Berkeley, receiving his degree in 1959. He received his architect's license in 1962.

Assessor Parcel Number

513372013

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 226

Direction

W

Prefix

Street

Overlook

Suffix

Rd

Location

1837 Mesa Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1924

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Wick, Henry

Other Owner(s)

Historic Name

Common Name

Wick Residence

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1

Current Use

Single family property

Tract/Neighborhood

The Mesa

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

1924 residence on the property is no longer extant

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Listed as 266 W Overlook on the City Historic Resources Database; correct address is 226 W Overlook.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
513371004							
<b>Address</b>	241	<b>Direction</b>	W	<b>Prefix</b>		<b>Street</b>	Overlook
						<b>Suffix</b>	Rd
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1925	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Alcott, Frank		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			
Alcott Residence			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	2
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	The Mesa
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

The 1925 residence on the property has been demolished.
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

Address

266

Direction

Prefix

Street

Overlook

Suffix

Rd

Location

2016 FIELD PHOTO

CONSTRUCTION INFORMATION

Date from Tax Assessor

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wick, Henry Residence

RESOURCE INFORMATION

Original Use

Stories

N/A

Current Use

Tract/Neighborhood

The Mesa

Resource Attribute

☐ Located in a District?

District

Architectural Style

Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes 

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This address was erroneously listed in the City Historic Resources Database. This address did not exist historically; it should be 226 W Overlook Road.

**Notes/Additional Information**

This address was erroneously listed in the City Historic Resources Database. This address did not exist historically; it should be 226 W Overlook Road.

Assessor Parcel Number

513362012

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 324

Direction

W

Prefix

Street

Overlook

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1924

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Gillette, King Camp

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. The King Camp Gillette Estate was composed of three houses on a property that now comprises five parcels. These buildings were constructed c. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview Road (guest house), and 324 Overlook (guest house?). These houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels were subdivided in the early 2000s, and two new homes (constructed 2004 and 2007) are now situated between 233 W Crestview Dr and 277 W Crestview Dr.



Assessor Parcel Number

511144005

Additional APNs

2016 Status Code

6Z

Address 1958

Direction

S

Prefix

Street

Navajo

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1957

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Windows replaced - all

**CUSTOM ALTERATIONS**

Garage enclosed; shed roof added to garage;

**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II residential tract development. However, this property has been substantially altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

513201004

Additional APNs

2016 Status Code

5S3

Address 318

Direction

W

Prefix

Street

Pablo

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964

Date from Research 1962

Date Source Joseph Rosa, Albert Frey, Architect

Architect Frey, Albert

Architect Source Joseph Rosa, Albert Frey, Architect

Builder

Original Owner Steinmeyer, Hugo A.

Other Owner(s)

Historic Name Steinmeyer House

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

L-shaped plan; asymmetrical composition; exposed stack bond concrete block construction; prominent concrete block chimney on primary façade; metal framed glass walls and sliding doors; flush wood door (primary) with sidelights

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1962

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of Mid-century Modern residential architecture designed by prominent Palm Springs architect Albert Frey. It exhibits quality of design and distinctive features including its stack bond concrete block construction, flat roof with wide overhanging eaves, and prominent exterior chimney.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."

Assessor Parcel Number

513110043

Additional APNs

2016 Status Code

7R

Address 550

Direction

W

Prefix

Street

Palisades

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1957

Date from Research

Date Source

Architect Kaptur, Hugh

Architect Source

Builder Engum, Olav Johan

Original Owner Burgess, William H. and Clara

Other Owner(s)

Historic Name

Common Name

Bougain Villa

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof

Prominent hillside site with stone retaining walls; multiple pavilions with canopy roofs

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1957

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent local architect Hugh Kaptur, and was determined eligible for listing in the National Register of Historic Places in the 2003 survey. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic. In some sources there are later additions to this property attributed to Albert Frey; however, according to the project list in Joseph Rosa, Albert Frey, Architect, Frey did two unrealized guest house projects at this address in 1967 and 1983.



Assessor Parcel Number

513110044

Additional APNs

2016 Status Code

7R

Address 660

Direction

W

Prefix

Street

Palisades

Suffix

Dr

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1959

Date from Research

Date Source

Architect Kaptur, Hugh; addition by Frey, Albert (1984)

Architect Source Frey addition in Joseph Rosa, Albert Frey, Architect

Builder

Original Owner Seva, Pete

Other Owner(s)

Historic Name Seva House

Common Name

Seva House; Russell Residence

### RESOURCE INFORMATION

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Prominent hillside site with stone retaining walls

### GENERAL ALTERATIONS

Unknown/not visible

### CUSTOM ALTERATIONS

Not fully visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of Mid-century Modern residential architecture designed by architect Hugh Kaptur, with alterations by Albert Frey. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
513110020		1S	1CS	5S1					
<b>Address</b>	686	<b>Direction</b>	W	<b>Prefix</b>		<b>Street</b>	Palisades	<b>Suffix</b>	Dr
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1964	<b>Date from Research</b>	1963
<b>Date Source</b>	Survey: Tennis Club Neighborhood		
<b>Architect</b>	Frey, Albert		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Frey, Albert		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Frey House (II)		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>		Mid-century Modern	
<b>Additional Style</b>			

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

33

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**

Assessor Parcel Number

508347002

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 233

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Palm House; Lyon's English Bar and Grill

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Other

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Chimney removed, Door (primary) replaced, Extensively altered, Windows replaced - all

**CUSTOM ALTERATIONS**

Additions on west, north, and east façades; equipment screens added to roof; windows and doors infilled on south façade; decorative half-timbering added to south façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**



Assessor Parcel Number

511060004

Additional APNs

2016 Status Code

5S3

Address 333

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1960

Date Source

Desert Sun

Architect

Architect Source

Builder

Original Owner

Travelodge Hotel

Other Owner(s)

Geragos, Mark and Kabateck, Brian

Historic Name

Common Name

The Curve Palm Springs Hotel

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP5. Hotel/motel



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Perforated concrete block screens

Unadorned wall surfaces with no decorative detailing

Stone used as exterior wall accent material

Flush-mounted metal frame sliding windows

Grouping of four buildings with irregular, linear plans; stone veneer accent walls; exterior floating stairs and cantilevered balconies with metal balustrades; flush doors

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Windows may have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1960

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Commercial Development (1945-1969)

**Sub-theme****Period of Significance**

1960

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of a post-World War II, Mid-century Modern hotel, reflecting the growth of the tourism industry during the postwar era. It exhibits quality of design and distinctive features including stone veneered walls, perforated concrete block screens, floating stairs and cantilevered balconies.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.

Assessor Parcel Number

511060006

Additional APNs

2016 Status Code

5S3

Address

411

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1964

Date from Research

Date Source

Architect

Architect Source

Builder

Kimes, Kenneth (Developer)

Original Owner

Kimes, Kenneth

Other Owner(s)

Historic Name

Common Name

Caliente Tropics Hotel and Restaurant; Tropics Motor Lodge

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Tiki

Additional Style

**CHARACTER DEFINING FEATURES**

Prominent A-frame roofs

Flared ridge beams, eaves, and rakes

Carved wood ridge beams and outriggers

Stone veneer

Polynesian-themed decorative features including tiki statues

Tropical landscaping including palm trees

Grouping of four buildings around central parking lot and pool area; rectangular plans; gable-on-hip roofs with overhanging boxed eaves; A-frame porte cochere; exterior stairs and cantilevered balconies with decorative metal balustrades; flush wood doors; cement plaster veneer; diagonal wood plank siding

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1964

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1964

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Tiki

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of a Tiki-style, post-World War II hotel, reflecting the growth of the tourism industry in the postwar era. It exhibits quality of design with distinctive features including the prominent A-frame porte-cochere, flared ridge beam and rakes, stone veneer, and Polynesian-themed decorative details.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. In the 1950s and 1960s the romanticized exoticism of Tiki design, loosely inspired by Polynesian precedents, found its way into restaurants, bars, motels, apartment buildings, and even private homes with towering A-frame rooflines, carved wood beams, lava rock walls, and bamboo trim.

Assessor Parcel Number

508353007

Additional APNs

2016 Status Code

7R

Address 450

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research 1932

Date Source casitaslaquita.com

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Palm Highland Hotel; Casitas Laquita

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


Two buildings flanking central garden patio and pool; one-story massing; rectangular plans; flat roofs with parapets and clay barrel tile coping; shed roofs with clay barrel tiles; clay pipe attic vents; masonry walls with weeping mortar

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; perforated concrete block screen wall added across primary façade

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1932

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II commercial development; however, it is not fully visible from the public right-of-way and therefore additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.



Assessor Parcel Number

508363012

Additional APNs

2016 Status Code

5S3

Address

610

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1952

Date Source

Palm Springs City Directory

Architect

Burns, Herbert

Architect Source

Steven Keylon

Builder

Original Owner

Spencer, A.R.

Other Owner(s)

Historic Name

Desert Riviera Hotel Apartments

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and canopies

Unadorned wall surfaces; usually with little or no decorative detailing

Plaster and stone used as exterior wall panels and accent materials

Flush-mounted metal frame fixed windows

U-shaped plan around central patio with swimming pool

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1952

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road. Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

511041002

Additional APNs

2016 Status Code

5S3

Address 701

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1965

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Westward Ho

Other Owner(s)

Howard Johnson

Historic Name

Denny's

Common Name

King's Highway; part of Ace Hotel and Swim Club

**RESOURCE INFORMATION**

Original Use Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Googie

Additional Style

**CHARACTER DEFINING FEATURES**

Expressive rooflines

Large expanses of plate glass

Rectangular plan; one story massing; gable roof with wide boxed eaves and rakes; exaggerated boomerang-shaped rakes; porte-cochere supported on angled stone walls; stone veneer exterior walls

**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Storefront system may have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1965

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Googie

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

The King's Highway Restaurant is significant as an excellent example of Googie commercial architecture by the noted firm Armét & Davis, who helped popularize the style in the post-World War II era. Googie is a unique form of roadside architecture that made dynamic use of a variety of building materials, structural forms, and spectacular signage. The building exhibits quality of design with distinctive features of the style, including the eye-catching gable roof with exaggerated boomerang-shaped rakes, expansive glass walls, and stone veneer exterior walls.

**Notes/Additional Information**

This evaluation is for the restaurant only. The historic address is 727 E. Palm Canyon. This restaurant is an extended version of the first Denny's prototype developed by the architectural firm Armét & Davis. Denny's was founded in 1953 in Lakewood, California. It was originally called Danny's Donuts before the name was changed to Denny's in the late 1950s. Armét and Davis' early designs for Danny's were adapted into the first Denny's prototype in 1958, cementing their reputation as premiere coffee shop architects. They developed a second prototype featuring a folded plate roof in 1965. (Source: Alan Hess) Louis L. Armét, AIA, moved to Los Angeles from St. Louis when he was 13. After graduating from Los Angeles High School and Loyola University, he attended architecture school at the University of Southern California, graduating with a B.Arch. in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, designing warehouses and buildings for ship repair, and worked from 1943 to 1946 for the Seabees. Armét became a licensed architect in 1946. He met Eldon C. Davis while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
508372075							
<b>Address</b>	1000	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Palm Canyon
						<b>Suffix</b>	Dr
<b>Location</b>							

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1947	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Gogerty, Henry "Hank" L.; Monhoff, Fred (alterations)		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Levin, Samuel H.		
<b>Other Owner(s)</b>			
<b>Historic Name</b>	Biltmore Hotel		
<b>Common Name</b>			

**RESOURCE INFORMATION**

<b>Original Use</b>	Commercial	<b>Stories</b>	1
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

Demolished
------------

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The 1947 Biltmore Hotel has been demolished.

**Notes/Additional Information**

DEMOLISHED. This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, the 1947 hotel on the property has been demolished. Therefore, it does not appear eligible for listing in the National Register of Historic Places, the California Register, or as a Class 1 historic site.



Assessor Parcel Number

508432019

Additional APNs

2016 Status Code

7R

Address 1050

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1952

Date from Research

Date Source

Architect Cody, William F.

Architect Source

Builder

Original Owner

Wrather, Jack and Granville, Bonita

Other Owner(s)

Historic Name

L'Horizon

Common Name

L'Horizon Garden Hotel; Horizon Hotel; L'Horizon Resort and Spa.

**RESOURCE INFORMATION**

Original Use Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Vertical wood siding; fixed wood-framed window walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; undergoing renovation at time of evaluation - extent of alterations unknown

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1952

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of a post-World War II commercial hotel; and it is the work of prominent architect William F. Cody. However, it recently underwent a substantial renovation and expansion. The property is not visible from the public right-of-way, and the extent of alterations is unknown; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. L'Horizon (1952, 1050 E. Palm Canyon Drive) was designed by William Cody for film and television producer Jack Wrather and his wife, actress/producer Bonita Granville. It was organized as a collection of duplex and triplex one-story modern bungalows around a broad landscaped greenspace and swimming pool. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.

Assessor Parcel Number

511035128

Additional APNs

2016 Status Code

3S

3CS

5S3

Address

1111

Direction

E

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1956

Date from Research

1957-1958

Date Source

Desert Sun

Architect

Palmer & Krisel; Eckbo, Garrett, landscape architect

Architect Source

Builder

Alexander Construction Company (Developer)

Original Owner

Alexander Construction Company

Other Owner(s)

Historic Name

Common Name

Ocotillo Lodge

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP5. Hotel/motel



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One and two-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Wood, glass, plaster, and concrete block used as exterior wall panels or accent materials

Flush-mounted wood frame fixed ribbon windows

Two-story main building and one-story bungalows grouped around central swimming pool; porte-cochere with flat roof, steel columns, and plaster panels; exterior walls of patterned and scored concrete block, cement plaster, and vertical wood siding; glazed storefront doors (primary) under porte-cochere

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Porte-cochere altered

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1956

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a prominent post-World War II commercial development, and was the first project by the Alexander Construction Company in Palm Springs. It reflects the continued importance of tourism in the city and the rapid expansion in the postwar era. The Ocotillo Lodge is an excellent and prominent example of Mid-century Modern resort architecture by the noted architectural firm of Palmer & Krisel, with landscape design by Garrett Eckbo. It has a distinctive plan with a main building and bungalows clustered around a central garden court and swimming pool. It exhibits quality of design and distinctive features, including a prominent porte-cochere on the main building, patterned and scored concrete block walls, and flanking wings with ribbon windows.

**Notes/Additional Information**

The late 1940s and 1950s saw the construction of new large hotels in Palm Springs, reflecting the city's growing prominence as a vacation destination. The Ocotillo Lodge was designed by Palmer & Krisel and was built by developers George and Robert Alexander as part of their prominent entry into the Palm Springs residential market. Since the days of Prescott T. Stevens and El Mirador, and Pearl McManus and the Oasis Hotel and Smoke Tree Ranch, the Palm Springs recipe for real estate and housing development focused on the building of a resort where people could experience the Palm Springs lifestyle before making the transition to home ownership. Recognizing this, George and Robert Alexander applied the same formula in building the Ocotillo Lodge. The main building or "clubhouse" featured recreational and fine dining amenities for the more remote south end of Palm Springs, surrounded by the "individual villas" that were stepping stones to home ownership. As described in the Los Angeles Times, "the Boy Wonder Builders from Los Angeles," George Alexander and Joseph C. Dunas, rented half the villas as hotel rooms and leased half to executives for entertainment purposes. The Ocotillo is located adjacent to their Twin Palms housing tract (also designed by Palmer & Krisel) to provide convenient lodging for potential homebuyers. Besides the lobby and restaurants, the lodge included two-story motel room wings, and one-story bungalow units for longer stays. Architects Dan Saxon Palmer and William Krisel, AIA, formed their partnership in 1950 after working together in the Los Angeles office of Victor Gruen. The partners designed custom modern houses of modular post-and-beam construction, with open floor plans, glass walls, and simple lines. They used the same features in the design of their first housing tract, Corbin Palms (1954-1955), for the Los Angeles-based Alexander Construction Company and for subsequent Alexander subdivisions in Palm Springs including Twin Palms Estates (1955), Vista Las Palmas (Phases II and III, 1956-59) and Racquet Club Road Estates (1958-61). The designs were based on standardized materials that were pre-cut, labeled, and transported to the site as a kit, enabling quick and efficient assembly. In each tract, the architects used a limited number of simple square or rectangular floor plans that were flipped to minimize monotony, and offered limited exterior options such as butterfly, gable, and flat roofs to individualize each house. Ultimately, Palmer and Krisel designed more than 20,000 houses for the Alexanders and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in 1964. Landscape architect Garrett Eckbo, FASLA, was one of the central figures in modern landscape design. Through several highly successful collaborations, Eckbo became a leading practitioner of the "California style" of landscape architecture. His first firm, Eckbo, Royston & Williams, established an office in Pasadena in 1946. They designed landscapes for several Case Study program architects. In 1958, the firm became Eckbo, Dean & Williams, and, in 1967, Eckbo, Dean, Austin & Williams (EDAW). Eckbo also spent several years as chair of the Department of Landscape Architecture at UC Berkeley. Throughout the 1950s and 1960s, Eckbo designed landscapes for a number of Palm Springs residences, working prominent architects such as Palmer & Krisel, Wexler & Harrison, E. Stewart Williams, and William F. Cody. Eckbo also designed the landscape for Palm Springs City Hall.

Assessor Parcel Number

Additional APNs

2016 Status Code

5S1

Address

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

N. Palm Canyon and Chino Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Street Marker

**RESOURCE INFORMATION**

Original Use

Other

Stories

Current Use

Other

Tract/Neighborhood

Commercial Corridor

Resource Attribute

HP39. Other

☐ Located in a District?

District

Architectural Style

VEN

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

8

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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

--

Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

--

Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

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**Notes/Additional Information**

Designated, did not re-evaluate (HSPB-8).

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<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="123"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Palm Canyon"/>
						<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1909"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text" value="Alterations: Cody, William F. (1945)"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text" value="Coffman, Nellie"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text" value="The Desert Inn"/>		
<b>Common Name</b>	<input type="text" value="The Desert Inn"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Commercial"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text" value="Vacant parcel"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP5. Hotel/motel"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text"/>		
	<b>Additional Style</b>	<input type="text"/>	

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

Demolished 1967
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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

17

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-17 and California Point of Historical Interest).

**Notes/Additional Information**

Assessor Parcel Number

513092010

Additional APNs

2016 Status Code

2S

1CS

5S3

Address 146

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948

Date from Research

Date Source

Architect A. Quincy Jones, Paul R. Williams

Architect Source

Builder

Original Owner

Other Owner(s)

Wessman Holdings

Historic Name

Common Name

The Town & Country Center

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Commercial Corridor

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof with cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Complex of buildings fronting on Palm Canyon and Indian Canyon; varied massing; landscaped central courtyard connected to street by pedestrian passages; exterior walls finished in cement plaster; angled, floating staircase and elevated planter in courtyard; two-story semicircular window bay in courtyard; balconies with angled parapets; plaster wall panels

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Storefronts altered; some windows have been infilled

**2016 Status Code**

2S

1CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

51

**2016 EVALUATION**

National Register

2S

California Register

1CS

Local

5S3

Period of Significance

1948-1955

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1948-1955

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Early Modernism

Sub-theme

International Style

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate. This property is significant for its association with Palm Springs' development into an international resort destination and its growth into a modern city; as an important early example of a mixed use development; and as an excellent example of International style commercial architecture by prominent architects A. Quincy Jones and Paul R. Williams. It was determined eligible for listing in the National Register of Historic Places in 2015, and therefore listed in the California Register; in April 2016 it was designated a City of Palm Springs Class 1 Historic Site.

**Notes/Additional Information**

From the National Register nomination: Town & Country Center was listed on the National Register under Criterion A for its association with Palm Springs' development into an international resort destination and its growth into a modern city, and under Criterion C for its design. The Town & Country Center is an excellent example of International style in southern California, and an important early mixed use development. The property is also noteworthy for its pedestrian friendly open-air courtyard between Palm Canyon and Indian Canyon Drives. Town & Country Center clearly reflects the collaborative work of two distinguished architects, A. Quincy Jones and Paul R. Williams, and an additional building later added by a third master architect, Donald Wexler. Based upon the original drawings of the Town & Country Center, master architects Clark & Frey collaborated with Jones & Williams on the design of the specialty store and department store commercial spaces fronting North Palm Canyon Drive. The period of significance is 1948 to 1955, reflecting the construction of the first four buildings until the completion of the center as designed. The success of the Town & Country Center was due largely to its pedestrian-friendly scale. Jones & Williams designed the complex as a series of distinct volumes and planes, solids and voids, with a dynamic use of space. It attracted high profile commercial tenants. The Town & Country Center is an example of the successful courtyard shopping experience developed throughout Palm Springs. It is the only extant Mid-century Modern example in the City. The Town & Country Center is HSPB-51 but was not designated.

Assessor Parcel Number

513092006

Additional APNs

2016 Status Code

5S1

Address 180

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1914; addit Date from Research

Date Source

Architect Williams, Harry

Architect Source

Builder

Original Owner Lykken, Carl and Bartlett, J.H.

Other Owner(s)

Historic Name Lykken's Department Store

Common Name

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

9

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-9).

**Notes/Additional Information**

Carl Gustav Lykken, a mining engineer from North Dakota, knew Cornelia White from her teaching days and later in Mexico, where he worked as a surveyor. He fled the Mexican Revolution with the White sisters and at their suggestion settled in Palm Springs in 1913. With a partner, J.H. Bartlett, Lykken purchased David Blanchard's general store and in 1914 moved the operation to a new building across Main Street, a simple frame building at what is now 180 North Palm Canyon Drive (HSPB-9). Originally called Lykken and Bartlett, the store became known as Lykken's Department and Hardware Store after Lykken became the sole operator. For many years the store housed the town's post office, telegraph service, and only telephone, with an extension to the Desert Inn.



Assessor Parcel Number

513092007

Additional APNs

2016 Status Code

5S1

Address 196

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect Williams, Harry

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

First Community Church; Carnell Building

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

11

11
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**2016 EVALUATION**

National Register

--

California Register

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Local

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

--

Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-11).

**Notes/Additional Information**

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Assessor Parcel Number

513091005

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 218

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Royal Palms Hotel

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Decorative elements added, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Storefronts and windows replaced and openings altered; covered walkway and deck removed

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

513091010

□

230

N

Palm Canyon

Dr

<b>Date from Tax Assessor</b>	1932	<b>Date from Research</b>	
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1932

□ □ □ □ □

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RESOURCE INFORMATION	
Original Use	Commercial

2

Commercial

\_\_\_\_\_

HP6. 1-3 story commercial building

District

Spanish Colonial Revival

\_\_\_\_\_

[illegible]

\_\_\_\_\_

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

16

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-16).

**Notes/Additional Information**



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\_\_\_\_\_

6Z

Dr



Benedict, H. Hudson (Bain, Ocerturm, Runer and Associates)

\_\_\_\_\_

\_\_\_\_\_

Palm Springs Hotel

Commercial

□

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[illegible]

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

513091016

Additional APNs

2016 Status Code

5S3

Address 280

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location 280-290 N Palm Canyon Drive

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1940

Date from Research 1929

Date Source 1929 Sanborn

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Gaytan, Hazel

Historic Name

Common Name

Malt Shop; Nate's Deli Site; Desert Camera Shop; Shorty Knupp's Electrical Shop

### RESOURCE INFORMATION

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

### CHARACTER DEFINING FEATURES

Asymmetrical façade

Gable roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Two commercial buildings on Palm Canyon Drive with two, two-unit bungalows behind.

### GENERAL ALTERATIONS

Addition to primary facade, Addition to rear/side facade, Addition to upper story, Decorative elements removed, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

### CUSTOM ALTERATIONS

Rear buildings are not fully visible from the public right-of-way

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The two commercial buildings on the parcel have been substantially altered and therefore do not appear eligible for historic designation. The two Spanish Colonial Revival residences at the rear of the parcel represent rare pre-World War II residential properties located in the heart of what became the commercial center.

**Notes/Additional Information**

This property contains four buildings, two commercial buildings on Palm Canyon Drive and two two-unit bungalows behind. The northern commercial building (286-290 N. Palm Canyon) was constructed before 1929 in the Pueblo Revival style and housed the Desert Camera Shop. It was substantially altered after 1946 with a second story addition, new windows and doors, and the elimination of its Pueblo Revival style detailing. The southern commercial building and the two bungalows behind are not shown in the 1929 Sanborn. Based on visual observation, they appear to have been constructed in the 1930s. The southern commercial building (280-282 N. Palm Canyon) is a utilitarian building with a rectangular plan and a flat roof with parapet. The windows and doors have been replaced, and the clay barrel tile parapet coping has been removed. The two bungalows at the rear of the property are in the Spanish Colonial Revival style with gable roofs, clay barrel tile roofing, and cement plaster exterior wall finish.

Assessor Parcel Number

Additional APNs

2016 Status Code

6Z

Address 288

Direction

N

Prefix

Street Palm Canyon

Suffix

Dr

Location 286-290 N Palm Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been significantly altered and therefore does not appear eligible for designation.

**Notes/Additional Information**



Assessor Parcel Number

513081016

Additional APNs

2016 Status Code

6Z

Address 340

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Bar

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be appropriate for the climate and lifestyle, for both residential and commercial buildings.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text" value="513081017"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="342"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Palm Canyon"/>	<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	<input type="text" value="1936"/>	<b>Date from Research</b>	<input type="text" value="1937"/>
<b>Date Source</b>	<input type="text" value="Modernism Week"/>		
<b>Architect</b>	<input type="text" value="Brewster &amp; Benedict"/>		
<b>Architect Source</b>	<input type="text" value="Desert Sun"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
<input type="text" value="Redevelopment Agency of Palm Springs"/>			
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Simpson's Radio &amp; Frigidaire Building; Cork'n Bottle; Bing's Smoke Shop"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	<input type="text" value="Commercial"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Commercial"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Commercial Corridor"/>
<b>Resource Attribute</b>	<input type="text" value="HP6. 1-3 story commercial building"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text" value="Streamline Moderne"/>	<b>Additional Style</b>	<input type="text"/>

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

31

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-31).

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

Address 360

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location 360-366 N Palm Canyon Dr

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

Date from Tax Assessor

Date from Research 1946

Date Source Desert Sun 11/8/1946

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Las Casuelas; Three Sixty North Bar & Restaurant

#### RESOURCE INFORMATION

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

#### CHARACTER DEFINING FEATURES

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof

Unadorned wall surfaces with little decorative detailing

Plaster and brick used as exterior wall panels

Flush-mounted metal frame fixed windows

Rectangular plan; two story massing; asymmetrical composition; brick veneer piers and wall; overhanging second story with cement plaster veneer, vertical strip windows, and vertical wood battens; recessed entrance with staircase to second story

#### GENERAL ALTERATIONS

Addition to primary facade, Door (primary) replaced, Windows replaced - some

#### CUSTOM ALTERATIONS

Storefronts replaced; wood frame awning with clay barrel tile roof added to primary façade

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1946

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of a Mid-century Modern commercial building. It exhibits quality of design with distinctive features including its overhanging second story with vertical strip windows and vertical wood battens.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.



Assessor Parcel Number

513082035

Additional APNs

2016 Status Code

5S1

Address 365

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

California Water & Telephone Company

Other Owner(s)

Historic Name

Common Name

California Water and Telephone Building; General Telephone

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

26

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-26).

**Notes/Additional Information**

Assessor Parcel Number

513081021

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 370

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934; 1944

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Palm Springs Bowling Alley; Ham and Eggerly

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Symmetrical façade

Two-story massing

Plaster veneered exterior walls

Steel-sash casement windows, with divided lights

Covered, recessed balcony at second story

Shed roof with clay barrel tiles and open eaves; wood posts, corbels, and beam at balcony

**GENERAL ALTERATIONS**

Door (primary) replaced, Porch altered or enclosed, Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Storefronts replaced; transom lights infilled; balcony railing replaced; secondary door replaced; arched opening added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

Address 376

Direction N

Prefix

Street Palm Canyon

Suffix Dr

Location 376-380 N Palm Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

c. 1935

Date Source

Visual observation; Desert Sun 11/28/1947

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

The Harlow Building

Common Name

The Harlow Building

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐

Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Symmetrical façade

Rectangular plan and horizontal massing

Flat roof with parapet; shed roof across main façade with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Semi-elliptical arched opening

Recessed entrance

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

Display windows enlarged and replaced

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Retail &amp; Entertainment Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II commercial development along Palm Canyon Drive; many commercial buildings from this period have been altered or demolished. Although it has been altered, the building retains character-defining features of its original design, including its symmetrical composition, central arched opening, plaster walls, and pent roof with clay barrel tiles.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		<input type="text"/>	<input type="text"/>	<input type="text" value="5S3"/>
<input type="text"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="401"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Palm Canyon"/>
						<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>						

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	<input type="text" value="1945"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text" value="Hoffman, Michael S. and Sheila I.; Acme Electrical"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Spectrum; Acme Electrical"/>		
	<input type="text"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	<input type="text" value="Commercial"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Commercial"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP6. 1-3 story commercial building"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text" value="Mid-century Modern"/>	<b>Additional Style</b>	<input type="text"/>

#### CHARACTER DEFINING FEATURES

<input type="text" value="One or two-story configuration with simple geometric forms"/>
<input type="text" value="Horizontal massing"/>
<input type="text" value="Flat roof with wide cantilevered canopy"/>
<input type="text" value="Slumpstone as accent material"/>
<input type="text" value="Bowed storefront"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

#### GENERAL ALTERATIONS

<input type="text"/>
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#### CUSTOM ALTERATIONS

<input type="text" value="Storefront system appears to have been replaced"/>
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**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1945

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an intact example of a Mid-century Modern, post-World War II commercial building. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with cantilevered canopy, slumpstone walls, and bowed storefront.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.

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6Z

6Z

6Z

<b>Address</b>	414
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Direction N

Prefix	
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<b>Street</b>	Palm Canyon
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<b>Suffix</b>	Dr
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Location	
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<b>Date from Tax Assessor</b>	1922	<b>Date from Research</b>	
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<b>Date Source</b>	
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Architect	
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<b>Architect Source</b>	
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Builder	
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Original Owner	
Other Owner(s)	

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<b>Historic Name</b>	
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Common Name
Monte Vista Hotel

Resource Information	
Original Use	Commercial

Stories	
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<b>Current Use</b>	Vacant Parcel
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Tract/Neighborhood	
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<b>Resource Attribute</b>	HP5. Hotel/motel
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☐ Located in a District?      **District**

**Architectural Style**

**Additional Style**

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Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	415	<b>Direction</b>	N	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Palm Canyon
						<b>Suffix</b>	Dr
<b>Location</b>	415-419 N Palm Canyon Dr						

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	<input type="text"/>	<b>Date from Research</b>	c. 1940
<b>Date Source</b>	Desert Sun 6/12/1942		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	Acme Electrical; Hamburger Mary's Bar and Grille (current)		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	Commercial	<b>Stories</b>	1
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to primary facade, Chimney added, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

#### CUSTOM ALTERATIONS

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

This evaluation comprises 415-419 N Palm Canyon as these two addresses are now combined as Hamburger Mary's Bar and Grille.



Assessor Parcel Number

513082027

Additional APNs

2016 Status Code

6Z

Address 419

Direction

N

Prefix

Street Palm Canyon

Suffix

Dr

Location 415-419 N Palm Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Benedict, Henry Hudson; Acme Electrical

Other Owner(s)

Historic Name

Common Name

Acme Electrical; Hamburger Mary's Bar and Grille (current)

**RESOURCE INFORMATION**

Original Use Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

6Z

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be appropriate for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number

513082011

Additional APNs

2016 Status Code

5S3

Address 423

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1933

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Hoffman, Michael S

Historic Name

Common Name

Williams Realty; Desert Legal Aid

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Rectangular plan and horizontal massing

Gable roof with clay barrel tiles

Round arched opening

Exposed (painted) concrete masonry construction; front gable with rake rafters, corbels, and clay pipe vents; fixed, wood framed window; wood lintels over door and window

**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced

**CUSTOM ALTERATIONS**

Addition to rear façade

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1933

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s commercial development when the commercial center began to expand to the north and additional businesses were established to serve the growing population in the nearby residential neighborhoods.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort. Commercial development during this period was focused along Palm Canyon Drive and included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number

Additional APNs

2016 Status Code

7R

Address 445

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1930

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Sullivan, Nora

Other Owner(s)

Cavanaugh Prop

Historic Name

Common Name

Blue Coyote Bar and Grill; Sullivan Residence (447)

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Door (primary) replaced, Roof cladding replaced (incompatible material), Windows replaced - all

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way due to addition to front façade

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Retail &amp; Entertainment Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II commercial development along Palm Canyon Drive. The original 1930 building appears to be present on the site in aerial photographs; however, it is not fully visible from the public right-of-way and therefore additional information is needed to complete the evaluation.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.



Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

Address 457

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research 1947

Date Source

Desert Sun, March 28, 1947

Architect

Architect Source

Builder

Rubin, I.

Original Owner

Other Owner(s)

Historic Name

Palm Springs Arcade

Common Name

Galleria

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Regency Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Symmetrical façade

Low-pitched gable roof

Painted concrete masonry construction

Rectangular plan; two-story massing; recessed second story balcony; shallow pilasters framing façade; exaggerated entrance (primary) with marble surround; bay windows; wood drop siding at balcony; decorative wrought iron; steel casement windows; neoclassical architraves and hoods; stone planters

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1947

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Regency Revival

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a Regency Revival-style commercial arcade building. It exhibits quality of design with distinctive features including its symmetrical façade, exaggerated entrance with marble surround, second-story balcony with decorative wrought ironwork, bay windows, and framing pilasters.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. The Regency Revival style incorporates elements of Neoclassical and French Empire design with influences of the Modern Movement. The style is characterized by symmetrical, largely blank primary façades; exaggerated entrances, and eccentrically detailed, unconventionally proportioned Classical columns and ornamentation.

Assessor Parcel Number

513082034

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 463

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935-1940

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Rose, Alexander, Boris, and Michael

Historic Name

Common Name

Casa de Bellas Artes

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Other

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Balcony added, Decorative elements added, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Completely altered with addition of superimposed arcades and tower to primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

513082002

Additional APNs

2016 Status Code

SS1

Address 483

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1921

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Peppers, Dr. C.H.

Other Owner(s)

Historic Name

Common Name

Dr. C.H. Peppers and Dr. Smith Building

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

29A

29A
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-29A).

**Notes/Additional Information**

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Assessor Parcel Number

505265006

Additional APNs

2016 Status Code

5S1

Address 1000

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research

c. 1948-1949

Date Source Shulman archive

Architect Williams, E. Stewart

Architect Source Shulman archive

Builder

Original Owner Potter, James E.

Other Owner(s)

Historic Name

Common Name

Potter Clinic Building and penthouse apartments

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

7R

--

HSPB No.

58

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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-58).

**Notes/Additional Information**

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<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
505261006							
<b>Address</b>	1081	<b>Direction</b>	N	<b>Prefix</b>		<b>Street</b>	Palm Canyon
						<b>Suffix</b>	Dr
<b>Location</b>							

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1946	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			
Seeburg Building; Coldwell Banker			

**RESOURCE INFORMATION**

<b>Original Use</b>	Commercial	<b>Stories</b>	2
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Wall cladding replaced, Windows replaced - all
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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II commercial development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	
505265001			5S1
<b>Address</b>	<b>Direction</b>	<b>Prefix</b>	<b>Street</b>
1090	N		Palm Canyon
<b>Location</b>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1929	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Walker & Eisen (attributed)		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
MCB Prop			
<b>Historic Name</b>			
<b>Common Name</b>	El Mirador Hotel Garage; The Gallery Building		

**RESOURCE INFORMATION**

<b>Original Use</b>	Commercial	<b>Stories</b>	1
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

12

12
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-12).

**Notes/Additional Information**

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Assessor Parcel Number

505243004

Additional APNs

2016 Status Code

5S3

Address 1200

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor Date from Research 1968

Date Source Joseph Rosa, Albert Frey, Architect

Architect Frey, Albert

Architect Source Joseph Rosa

Builder

Original Owner

Other Owner(s)

Historic Name Nichols Store Building II

Common Name

Palm Springs Liquors Building

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Unadorned wall surfaces

Concrete block construction with aluminum storefront infill; solid spandrel panels in storefront; curved fascia at eaves

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Some window glazing may have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a Mid-century Modern, post-World War II commercial building designed by prominent Palm Springs architect Albert Frey. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopy, extensive glazing, and concrete masonry construction.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.

Assessor Parcel Number

505211013

Additional APNs

2016 Status Code

5S3

Address 1345

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1956

Date from Research 1955

Date Source E. Stewart Williams, Architect

Architect Williams, Williams & Williams

Architect Source

Builder

Original Owner Hicks, Harold

Other Owner(s)

Historic Name Harold Hicks Real Estate Office Building

Common Name

Towne Palm Springs

### RESOURCE INFORMATION

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Concrete masonry and stone used as exterior wall panels

Metal frame windows and doors

T-shaped plan; asymmetrical composition; recessed entrances

### GENERAL ALTERATIONS

Door (primary) replaced, Windows replaced - some

### CUSTOM ALTERATIONS

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1955

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by the prominent Palm Springs architectural firm of Williams, Williams and Williams. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging soffits, extensive glazing, slumpstone construction, and stone veneered accent wall.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Harry J. Williams studied architecture at Cornell University and in 1905 cofounded, with Harry I. Schenck, the Dayton, Ohio firm Schenck and Williams, which became one of the most prominent architectural practices in the city. The firm's projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men's Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register for Julia Carnell. In 1934, with little work in Dayton during the Depression, Williams was hired by Carnell to design two major commercial projects in her winter home, Palm Springs: the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22). In 1943 Harry and his wife Una, who suffered from rheumatoid arthritis, moved to Palm Springs, where Harry opened an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry's death in 1957, the brothers continued in practice as Williams and Williams.

Assessor Parcel Number

505184006

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1440

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location 1466 N Palm Canyon Drive

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Lazy Lodge, Skylark Hotel

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Other

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Extensively altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The building has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="1447"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Palm Canyon"/>
						<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1938"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Casa del Camino"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Commercial"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Commercial"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP6. 1-3 story commercial building"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text"/>		<b>Additional Style</b> <input type="text"/>

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Demolished
------------

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
<input type="text" value="505184002"/>	<input type="text" value="505184003"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>
<b>Address</b>	<input type="text" value="1488"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>
				<input type="text"/>
<b>Street</b>	<input type="text" value="Palm Canyon"/>		<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
<input type="text"/>			
<b>Historic Name</b>	<input type="text" value="La Mesa Court; Lazy Lodge (demolished)"/>		
<b>Common Name</b>	<input type="text" value="Montana Plaza"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Commercial"/>	<b>Stories</b>	<input type="text" value="2"/>
<b>Current Use</b>	<input type="text" value="Multi-family property"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP6. 1-3 story commercial building"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Demolished. This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, the commercial plaza on the property has been demolished. Therefore, it does not appear eligible for listing in the National Register of Historic Places, the California Register, or as a Class 1 historic site.

Assessor Parcel Number

505184001

Additional APNs

2016 Status Code

5S3

Address 1492

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1960

Date Source

Getty Research Institute

Architect

Krisel, William

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Kaplan Medical Building

Common Name

Kaplan Medical Building

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide cantilevered canopy

Perforated concrete block screen

Unadorned wall surfaces with little decorative detailing

Flush-mounted metal frame fixed windows and clerestory windows

Square plan; asymmetrical composition; scored concrete block construction; concrete block planters; decorative mosaic tile wall panel

**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of a Mid-century Modern commercial building designed by prominent architect William Krisel. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging folded canopy, scored concrete masonry construction, and mosaic tile and perforated concrete masonry feature walls.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. William Krisel, AIA, graduated from Beverly Hills High School in 1941 and enrolled at USC's School of Architecture. His studies were interrupted by the United States' entry into World War II. Following his service in Army Intelligence, Krisel returned to school in 1946, making use of the GI Bill, and graduated in 1949. He worked in the offices of Paul Laszlo and Victor Gruen before earning his architect's license in 1950 and founding a partnership with Dan Saxon Palmer. Palmer and Krisel designed custom homes, commercial projects, and most notably, tract homes. Palmer and Krisel designed more than 20,000 houses for the Alexander Construction Company and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in the mid-1960s. Krisel renamed the firm William Krisel, AIA. Krisel's experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, motels, and restaurants. He was among those who pioneered the use of innovative, modern design for affordable tract housing, commercial buildings and multi-unit residential architecture. Krisel's work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and "Tribal Elder" Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.



Assessor Parcel Number

505166006

Additional APNs

2016 Status Code

5S3

Address 1534

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location 1534-1550 N Palm Canyon Drive

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor c. 1940

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Southern California Gas Company

Common Name

Palm Springs Gas Company; Southern California Gas Company

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

Other

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early utility building, serving as the Palm Springs Gas Company and the Southern California Gas Company starting in the 1930s. Although there have been some alterations, it still conveys its historic significance as the 1930s gas company building.

**Notes/Additional Information**

1534 N Palm Canyon Drive is listed in the City Historic Resources Database as "Palm Springs Gas Company." The parcel that comprised what is referred to as the "Southern California Gas Company" in the 1962 Sanborn contained four one-story buildings fronting N Palm Canyon; these four buildings are now on four separate parcels. This evaluation is for 1534 N Palm Canyon, which appears in historic photographs as the gas company building. In the 1939-1952 City Directories this property is listed as the Southern California Gas Company.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
505166002							
<b>Address</b>	1560	<b>Direction</b>	N	<b>Prefix</b>		<b>Street</b>	Palm Canyon
						<b>Suffix</b>	Dr
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1935	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>	Burket's Apartments and Hotel Rooms		
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Multi-family property	<b>Stories</b>	1
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Windows replaced - all

#### CUSTOM ALTERATIONS

This property originally housed a 1930s bungalow court, the remnants of the original configuration are visible on aerial photographs. The commercial buildings on the parcel that front N Palm Canyon Drive replaced either buildings or courtyard features of the bungalow court.
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II multi-family residential development, reflecting an important period of growth and transition. However, the bungalow court overall and the remaining bungalows have been altered; therefore the property does not appear eligible for historic designation.

**Notes/Additional Information**

Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as "apartment-hotels" with "housekeeping apartments" where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. Spanish Colonial Revival was the predominant architectural style associated with multi-family residential buildings in Palm Springs from this period.

Assessor Parcel Number

505165010

Additional APNs

2016 Status Code

5S3

Address 1595

Direction

N

Prefix

Street Palm Canyon

Suffix Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor c. 1950

Date from Research c. 1958

Date Source Desert Sun

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Las Palmas Liquors; Germain Bros. Liquor

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Googie

Additional Style

**CHARACTER DEFINING FEATURES**

Expressive roofline

Abstract shape

Clear expression of materials, including wood, glass, and stone

Large expanses of plate glass

Rectangular plan; prominent shed roof with upswept, overhanging canopy; exposed wood posts and laminated wood beams; stone piers; scored concrete block and cement plaster wall panels

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1958

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Googie

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as a good example of a Googie-style, post-World War II commercial building. The building exhibits quality of design with distinctive features including the eye-catching roof with upswept, overhanging canopy.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Mirroring the trend in suburban, car-oriented districts of Los Angeles, restaurants and other commercial buildings along Highway 111 entering and leaving the center of Palm Springs were designed in the Googie style, a Modern style using boldly expressed structural elements and signs reflecting the scale of the automobile and meant to be noticeable through the windshields of passing cars.



Assessor Parcel Number

504310015

Additional APNs

2016 Status Code

5S3

Address 1701

Direction

N

Prefix

Street Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1983

Date from Research 1959

Date Source Desert Sun

Architect Williams, Roger; Wexler, Donald (addition)

Architect Source Illuminated Modern map

Builder Press Construction Co.

Original Owner Professional Associates

Other Owner(s)

Historic Name The Doctor's Building

Common Name

Williams Office Building; Don's Drugs

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One and two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Plaster and concrete block used as exterior wall panels

Flush-mounted metal frame fixed windows and clerestory windows

Two office buildings flanking parking lot; linked by porte-cochere; L-shaped plans; one story and two story massing; flush wood doors; concrete block planters

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by Roger Williams, with an addition by Donald Wexler. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopy, extensive glazing, and concrete masonry wall panels.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Born in Dayton, Ohio, H. Roger Williams (1912-1990) was the son of Harry Williams, and a partner in the firms Williams, Williams & Williams from 1946-1957. Donald Wexler (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

Assessor Parcel Number

504242008

Additional APNs

2016 Status Code

5S3

Address

2277

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1945

Date from Research

c. 1946

Date Source

Desert Sun

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Amy Nelson Real Estate; Anthony Bros.

Common Name

Desert Visitor Center

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Palm Spring Village Tract

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in wood

Low-pitched shed roof with wide overhanging eaves and cantilevered canopies

Flush-mounted metal frame fixed windows

Rectangular plan with angled projection; projecting diagonal beam; cement plaster veneer; diagonal board-and-batten siding; modulated wall planes; steel sash casement windows; flush wood doors; concrete block retaining/planter walls

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1946

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1946

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of a post-World War II commercial development, reflecting the northward expansion of the commercial district along Palm Canyon Drive. It is a good example of Mid-century Modern commercial architecture, with expressed post-and-beam construction, angled projections, and modulated wall planes.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent local architects of the period. Earliest advertisements (1946) show this to be a commercial suite. It housed the Amy Nelson real estate office in the 1940s and 1950s. In 1954, Anthony Bros., Inc. established a Palm Springs office here. At the time, Anthony Bros. was the largest swimming pool contractor in Southern California.

Assessor Parcel Number

504250007

Additional APNs

2016 Status Code

5S3

Address 2300

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1955

Date Source

Desert Sun 11/3/1955

Architect

Architect Source

Builder

Original Owner

Palas, Al and Noami

Other Owner(s)

The Adriatic Resort; Hotel Las Palas (1955)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable and shed roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Round-arched arcade at primary façade

Balconies with decorative metal railings on primary façade

Main building with rectangular plan; guestroom building with elongated L-shaped plan; portion of primary façade clad in board-and-batten siding; cantilevered balcony and exterior stair at guestroom wing; louvered wood shutters; paneled wood doors

**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Guest room windows replaced; primary door and French doors appear to have been replaced

**2016 Status Code**

		553
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

553
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Period of Significance

1955

Criterion

A/1/3

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry during the postwar era and the corresponding northward expansion of the city's commercial center.

**Notes/Additional Information**

The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.



Assessor Parcel Number

504073010

Additional APNs

2016 Status Code

5S3

Address

2675

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

c. 1960

Date Source

Desert Sun 11/10/1961

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Studio 111

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Cement plaster wall cladding

Wood framed glass walls and display windows

Irregular plan; asymmetrical organization; recessed angled entrance doors (primary)

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Security screens added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1960

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Commercial Development (1945-1969)

**Sub-theme****Period of Significance**

1960

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of a post-World War II commercial development, reflecting the northward expansion of the commercial district along Palm Canyon Drive; and as good example of Mid-century Modern commercial architecture. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopies, and extensive glazing.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period.

Assessor Parcel Number

504091001

Additional APNs

2016 Status Code

7R

Address

2796

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1964

Date from Research

1961-1962

Date Source

Modernism Week

Architect

Cody, William F. (attributed)

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Shell Company Gas Station

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed construction

Flat roof forming wide canopy over fuel pumps

Thin, rectangular canopy supported on square columns; gas pumps; convenience store; service bay behind with slumpstone walls, clerestory windows, and metal overhead door

**GENERAL ALTERATIONS**

Addition to primary facade

**CUSTOM ALTERATIONS**

Addition and remodel of convenience store, 1984

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1962

Criterion

C/3/5

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The gas station has been attributed to William F. Cody; however, the William F. Cody papers housed at the Kennedy Library at Cal Poly San Luis Obispo cannot confirm this attribution. At the time of the survey, a detailed evaluation of the building was underway; this evaluation should be updated pending the conclusions of that report.

**Notes/Additional Information**

With the growing car culture in the postwar era, the construction of gas and service stations –particularly along major thoroughfares – became increasingly important. Palm Springs has a collection of postwar stations that were designed by prominent local architects. William F. Cody, FAIA, was born in Dayton, Ohio in 1916. He trained in progressive Modernism at the USC School of Architecture and graduated in 1942. Following his graduation Cody apprenticed at several California firms, moving to Palm Springs in 1946. In Palm Springs, Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. It is through these many projects that Cody is credited with the country club subdivision concept in the West. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), L'Horizon Hotel (1952), Shamel Residence (1961), Abernathy Residence (1962), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center (1972-1975).

Assessor Parcel Number

504040001

Additional APNs

2016 Status Code

1S

1CS

5S1

Address

2901

Direction

N

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1965

Date from Research

1963

Date Source

Architect

Frey & Chambers

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Esso Service Station; Tramway Gas Station

Common Name

Palm Springs Visitor Center

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐

Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 33

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**



Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

Address

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

Intersection of S. Palm Canyon Dr. and El Portal

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1926

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Tahquitz Desert Estates Gatehouse

Common Name

Tahquitz Desert Estates/the Mesa Gatehouse Remnant

**RESOURCE INFORMATION**

Original Use

Other

Stories

Current Use

Other

Tract/Neighborhood

The Mesa

Resource Attribute

HP39. Other

☐ Located in a District?

District

Architectural Style

Pueblo Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Rectangular plan

Battered masonry walls

Exposed wood vigas

Rectangular door and window openings with wood lintels

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1926

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as a remnant of the original gatehouse of Tahquitz Desert Estates, an important pre-World War II residential development in Palm Springs.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is a remnant of the gatehouse of Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

513092004

Additional APNs

2016 Status Code

5S1

Address 100

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect Clark, Schenck & Williams

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Welwood Murray Memorial Library

**RESOURCE INFORMATION**

Original Use Civic

Stories 1

Current Use Civic

Tract/Neighborhood

Resource Attribute HP13. Community center/social hall

☐ Located in a District?

District

Architectural Style

ADE

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-3).

**Notes/Additional Information**

This property was erroneously listed on the Citywide Historic Resources Database at 100 N. Palm Canyon Drive. The correct address is 100 S. Palm Canyon Drive.

Assessor Parcel Number

513143009

Additional APNs

2016 Status Code

5S1

Address 101

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location 101-121 S. Palm Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1948/1952 Date from Research

Date Source

Architect Williams, Williams & Williams

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

The Oasis Commercial Building

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

Mid-century Modern

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

--

HRI Code

--

2003 Status Code

--

HSPB No.

55

55
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

--

Criterion

--

Context

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Theme

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Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-55).

**Notes/Additional Information**

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Assessor Parcel Number

513092004

Additional APNs

2016 Status Code

5S1

Address 121

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1925

Date from Research

Date Source

Architect Wright, Frank Lloyd, Jr.

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Oasis Hotel Tower

**RESOURCE INFORMATION**

Original Use Commercial

Stories 4

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP7. 3+ story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

10

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-10).

**Notes/Additional Information**

Assessor Parcel Number

513144010

Additional APNs

2016 Status Code

5S1

Address 128

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect Williams, Harry

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

La Plaza Theatre

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

22

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-22).

**Notes/Additional Information**

Assessor Parcel Number	Additional APNs	2016 Status Code	6Z	6Z	6Z
Address	151	Direction	S	Prefix	
		Street	Palm Canyon	Suffix	Dr
Location					

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor	1945	Date from Research	1947
Date Source	Alan Hess		
Architect	Wurdeman & Becket; Shellhorn, Ruth (landscape architecture)		
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name			
Common Name	Bullock's		

RESOURCE INFORMATION

Original Use	Commercial	Stories	
Current Use		Tract/Neighborhood	Commercial Corridor
Resource Attribute	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	District
Architectural Style	Mid-century Modern	Additional Style	

CHARACTER DEFINING FEATURES


GENERAL ALTERATIONS

--

CUSTOM ALTERATIONS

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The Bullock's store on the property has been demolished.

**Notes/Additional Information**

In 1947, Bullock's, one of Los Angeles' fashionable department stores, moved out of its boutique at the Desert Inn and into a new building by Los Angeles architects Walter Wurdeman and Welton Becket, with landscape design by Ruth Shellhorn. It reflected the Late Moderne style the pair used the same year at Bullock's Pasadena to attract a stylish, suburban clientele. Bullock's was demolished in 1996.



Assessor Parcel Number

513144005

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 186

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1930; 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Slayman, Mitchell Dwight, Lisa, and Mitchell J.

Historic Name

Common Name

Malloof's; Valentine's Drug Store; American Bistro, etc.

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

186-198 South Palm Canyon Dr was constructed around the same time as La Plaza, but was not part of that development. Sam Maloof purchased the building in 1943, and he operated a department store at 186-190. In 1973, Maloof's son Gerry assumed management of the store, which was downsized to specialize in menswear. Tony's Menswear is currently located here. (PSTN pg 33 Photos)

Assessor Parcel Number

513143005

Additional APNs

2016 Status Code

5S3

Address 187

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1950

Date from Research 1946

Date Source Desert Sun 3/22/1946

Architect Walker, H.R.

Architect Source Desert Sun, 3/22/1946

Builder

Original Owner

Other Owner(s)

McDonald, John Charles

Historic Name

Common Name

Cantina; Terra Gallery; Cold Nose Warm Heart; Olman Travel Service

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof

Unadorned wall surfaces

Rectangular plan; asymmetrical composition; concrete block construction; flat, curvilinear awning supported on angled masonry pier; angled, metal-framed storefront

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

Storefront appears to have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1946

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of a Mid-century Modern, post-World War II commercial building. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with curvilinear canopy, prominent angled pier, and extensive glazing.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Leo Baker and Sam Stewart acquired the property and demolished the house originally located here. They built a retail gift and liquor store called The Cantina.

Assessor Parcel Number

513143006

Additional APNs

2016 Status Code

5S3

Address 191

Direction S

Prefix

Street Palm Canyon

Suffix Dr

Location 191-193 S Palm Canyon Dr; 120 W. Arenas Rd

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1950

Date from Research

Date Source

Architect Cody, William F.

Architect Source

Builder

Original Owner Lundin, Jane Magee

Other Owner(s)

Ellenbogen, Eric

Historic Name

Common Name

Palm Springs General Store, Scott Timberlake Realty Trust; Adagio Galleries Building; Royal Palm Galleries

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Wood, glass, and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows

Rectangular plan; flat canopies over sidewalk supported on slender metal posts; stone veneer at base and planters; wood lap siding at second story

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Storefronts may be altered

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1950

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern commercial building designed by prominent Palm Springs architect William F. Cody. The building exhibits quality of design with distinctive features including its horizontal massing, flat canopy supported on slender steel posts, extensive glazing, and use of wood and stone as exterior accent materials.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.



Assessor Parcel Number	Additional APNs		2016 Status Code				6Z		
Address	201	Direction	N	Prefix		Street	Palm Canyon	Suffix	Dr
Location									

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor		Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name	Village Theater		
Common Name			

**RESOURCE INFORMATION**

Original Use	Commercial	Stories	N/A
Current Use	Vacant	Tract/Neighborhood	
Resource Attribute	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		6Z
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

Address

219

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

Date Source

Architect

Wright, Frank Lloyd, Jr.

Architect Source

Builder

Original Owner

The Oasis Hotel

Other Owner(s)

Historic Name

Common Name

The Oasis Hotel Dining Room

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

Current Use

Other

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Several interior features from the Oasis Hotel were relocated to the ACBCI Cultural museum and the Ice Cream shop at the Village Green Park. These features were not evaluated in the survey, as interiors are outside the scope of the project; however, the City could consider local designation.

**Notes/Additional Information**

The success of the Desert Inn inspired the development of two equally remarkable hotels in the 1920s and cemented the town's growing reputation as one of the country's premier luxury winter resorts. The first of these was the Oasis Hotel (121 S. Palm Canyon Drive, HSPB-10), opened in 1925 on the site of the McCallum family homestead. Pearl McCallum had in 1914 married Pasadena real estate mogul Austin G. McManus; as Palm Springs grew McManus encouraged and guided his wife as she evolved into an astute businesswoman, developing or subdividing the McCallum acreage piece by piece. But Pearl kept the McCallum homestead, and in 1923 the McManuses became the first patrons of Modern architecture in Palm Springs when they hired Lloyd Wright to design a 20-room hotel on the property and incorporate the family's adobe into the complex as a memorial to Pearl's father. The Oasis Hotel was the first of many innovative Modern concrete buildings in Palm Springs and is an original and significant example of Modern architecture in the United States. Author and historian Alan Hess has called the Oasis "one of the great neglected buildings of California architecture," and "one of the first defining statements about a Modern architecture in the desert."

Assessor Parcel Number

513153017

Additional APNs

2016 Status Code

5S1

Address

221

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1884; 1893

Date from Research

Date Source

Architect

Cody, William F. (alteration - 1954)

Architect Source

Cody Archives

Builder

Original Owner

McCallum, John

Other Owner(s)

Murray, Welwood; White, Cornelia

Historic Name

Common Name

Village Green Heritage Center: Miss Cornelia's Little House; Murray Residence; McCallum Adobe

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Institutional

Tract/Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

4-5

**2016 EVALUATION**

National Register

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California Register

--

Local

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

--

Criterion

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Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-4 and HSPB-5).

**Notes/Additional Information**

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Assessor Parcel Number

513154017

Additional APNs

2016 Status Code

5S1

Address 262

Direction

S

Prefix

Street Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Franks, Zachary, and White, Jeff S

Historic Name

Common Name

House of Murphy Hotel

**RESOURCE INFORMATION**

Original Use Commercial

Stories

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

6

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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

--

Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

--

Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-6).

**Notes/Additional Information**

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Assessor Parcel Number

513204005

Additional APNs

513204008

2016 Status Code

5S1

Address 300

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Williams, Williams & Williams

Architect Source

Builder

Original Owner

Other Owner(s)

Palm Springs Art Museum Inc

Historic Name

Common Name

Palm Springs Art Museum (current); Santa Fe Federal Savings and Loan (historic)

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Civic

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

7R

--

HSPB No.

54

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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-54).

**Notes/Additional Information**

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Assessor Parcel Number

513203013

Additional APNs

2016 Status Code

5S1

Address 333

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location 333-343 S Palm Canyon Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1953

Date from Research

Date Source

Architect Pereira, William L. with Luckman, Charles

Architect Source

Builder

Original Owner

Other Owner(s)

Marek Family Ltd Partnership

Historic Name

Common Name

J.W. Robinsons Building; Robinson's Department Store

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

7R

7R
----

HSPB No.

84

84
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-84).

**Notes/Additional Information**

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Assessor Parcel Number

513203006

Additional APNs

2016 Status Code

3CS

5S3

Address

383

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1956

Date from Research

Date Source

Architect

Williams, Williams & Williams

Architect Source

Builder

Original Owner

Other Owner(s)

LWSC, LLC

Historic Name

Common Name

Coachella Valley Savings & Loan No. 1

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

International Style

Additional Style

**CHARACTER DEFINING FEATURES**

Rectangular massing

Balance and regularity, but no symmetry

Clear expression of form and function

Elevation of buildings on tall piers (piloti)

Flat roof

Smooth plaster finish at exterior walls

Full-height glass curtain walls

Absence of ornamentation

Glass-walled ground floor lobby; overhanging second-story banking hall raised on piloti over parking area

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Vertical louvers added to primary façade

**2016 Status Code**

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

3CS

Local

5S3

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

International Style

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of International Style commercial architecture designed by prominent Palm Springs architectural firm Williams, Williams & Williams. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof, smooth plaster finish, full-height glass curtain wall, and the elevation of the main banking hall on slender piloti.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Bank architecture across the nation adopted Modern design (including drive-through service) to attract customers in the economic expansion after 1945; Palm Springs boasts an extraordinary collection of custom designs by noted architects which were also, by their size, position, and design, de facto civic landmarks celebrating the town's wealth. Harry J. Williams studied architecture at Cornell University and in 1905 cofounded, with Harry I. Schenck, the Dayton, Ohio firm Schenck and Williams, which became one of the most prominent architectural practices in the city. The firm's projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men's Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register for Julia Carnell. In 1934, with little work in Dayton during the Depression, Williams was hired by Carnell to design two major commercial projects in her winter home, Palm Springs: the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22). In 1943 Harry and his wife Una, who suffered from rheumatoid arthritis, moved to Palm Springs, where Harry opened an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry's death in 1957, the brothers continued in practice as Williams and Williams.

Assessor Parcel Number

513214005

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 458

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1960

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Commercial Corridor

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Decorative elements added, Windows replaced - all

**CUSTOM ALTERATIONS**

Some storefronts replaced; awnings added on primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II commercial development along Palm Canyon Drive. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

513213005

Additional APNs

2016 Status Code

5S1

Address 499

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Williams, Williams & Williams

Architect Source CHRD

Builder

Original Owner

Other Owner(s)

JPMorgan Chase Bank National Association

Historic Name

Common Name

Coachella Valley Savings & Loan No. 2; Chase Bank

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

5S3

HSPB No.

53

**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-53).

**Notes/Additional Information**

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**Assessor Parcel Number**

513280001

**Additional APNs****2016 Status Code**

5S3

**Address**

500

**Direction**

S

**Prefix****Street**

Palm Canyon

**Suffix**

Dr

**Location**

123 W Ramon Rd

**2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor** 1968**Date from Research** 1968**Date Source** Desert Sun**Architect** Kaptur-Lapham & Associates**Architect Source** Steve Vaught**Builder****Original Owner****Other Owner(s)**

Ladd, Alan

**Historic Name****Common Name**

The Alan Ladd Building; The Five Hundred

**RESOURCE INFORMATION****Original Use** Commercial**Stories** 3**Current Use** Commercial**Tract/Neighborhood****Resource Attribute** HP6. 1-3 story commercial building☐ Located in a District?**District****Architectural Style**

Late Modern

**Additional Style****CHARACTER DEFINING FEATURES**

Bold geometric volumes

Uniform use of cladding materials including glass and plaster

Exaggerated expression of structure

Deeply set window walls

No applied ornament

Rectangular plan, three story massing; symmetrical composition; concrete masonry base and planters; flat roof with overhanging eaves; continuous frieze under eaves; overscaled, battered, tapered piers; inset window walls

**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Door (primary) appears to have been replaced; some window glazing may have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of a Late Modern commercial building designed by the prominent Palm Springs architectural firm of Kaptur-Lapham and Associates. The building exhibits quality of design with distinctive features including its bold geometric volume, low-pitched hipped roof with wide eave soffits and decorative fascia, tapered plaster piers, and recessed glass walls.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Several celebrities invested in Palm Springs businesses in the postwar period. After purchasing his Old Las Palmas house in 1955, actor Alan Ladd opened a hardware store in partnership with local contractor Robert Higgins, a high school friend. The store was originally called HigginsLadd and was located at 533 South Palm Canyon Drive (demolished). Ladd himself frequently waited on customers there until his death in 1964. Ladd's family maintained the store, later known as Alan Ladd Hardware, and in 1968 moved it to a purpose-built two-story building, the Alan Ladd Building (Kaptur-Lapham & Associates), at 500 S. Palm Canyon Drive. The store closed in 2002 and the building, now called The 500, was remodeled in 2013. Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic. Lawrence Lapham was the son of designer-builder Howard Lapham. He served in the army from 1954 to 1957, and then attended Oklahoma City University and the University of Oklahoma. He then joined his family in Palm Springs, and began working for Hugh Kaptur. They formed a partnership in 1967. Lapham's work in Palm Springs includes single-family residences, commercial buildings, churches, and municipal building. In 1975, Lapham was appointed to the city's planning commission, replacing Kaptur, who had recently resigned. Kaptur and Lapham maintained a partnership from 1967-1976.

Assessor Parcel Number

513280004

Additional APNs

2016 Status Code

5S1

Address 588

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1959

Date from Research

Date Source

Architect Baumfeld, Rudi for Victor Gruen Associates

Architect Source PSPF

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

City National Bank; Bank of America

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

5S3

HSPB No.

52

**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-52).

**Notes/Additional Information**

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6Z

6Z

6Z

<b>Direction</b>	S
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S

<b>Street</b>	Palm Canyon
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<b>Suffix</b>	Dr
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<b>Location</b>	
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Date Source	
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Architect	
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<b>Architect Source</b>	
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Builder	
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Original Owner	
Other Owner(s)	

<b>Historic Name</b>	
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<b>Common Name</b>
McKinney's Court

Resource Information	
Original Use	Commercial

<b>Stories</b>	
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<b>Current Use</b>	
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Tract/Neighborhood	
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<b>Resource Attribute</b>	HP6. 1-3 story commercial building
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☐ Located in a District?      **District**

**Architectural Style**

<b>Additional Style</b>	
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Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**



Assessor Parcel Number

513290014

Additional APNs

513290015

2016 Status Code

5S3

Address 611

Direction S

Prefix

Street Palm Canyon

Suffix Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor Date from Research 1954

Date Source

Architect Wexler & Harrison; Balu, Tony (interiors and landscaping)

Architect Source Desert Sun, 12/9/1954

Builder

Original Owner Press Construction Company; Theresa Press Realty

Other Owner(s)

Historic Name Sun Center

Common Name

Sun Center

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof; overhanging precast channel slab roof

Unadorned wall surfaces

L-shaped plan around central parking lot; scored concrete block construction; cantilevered tray awnings with cement plaster veneer; metal-framed storefront and clerestory windows

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Storefronts altered; some glazing replaced

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1954

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Commercial Development (1945-1969)

**Sub-theme****Period of Significance**

1954

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an excellent example of a large-scale commercial development, reflecting the postwar expansion of the commercial center along Palm Canyon Drive; and as a good example of Mid-century Modern commercial architecture designed by the prominent firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its horizontal massing, overhanging precast channel slab roof, and extensive glazing. Wexler & Harrison employed a similar precast channel slab roof on several commercial projects in Palm Springs.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number

513290009

Additional APNs

2016 Status Code

5S3

Address 645

Direction

S

Prefix

Street Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1954

Date from Research

Date Source

Architect Cody, William F.

Architect Source

Builder

Original Owner

Moore, Barbara McKinney

Other Owner(s)

Historic Name

Common Name

Desert 100 Percent Hand Car Wash

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in wood

Low-pitched gable roof

Unadorned wall surfaces

Flush-mounted fixed windows

Rectangular plan; utilitarian design

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1954

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1954

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II car wash, representing the increased importance of the automobile in the postwar era and the increased commercial growth in palm Springs during this period; and as an example of the work of prominent Palm Springs architect William F. Cody.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, grocery stores, gas stations, and car washes for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives and beyond, to serve new residential developments from the postwar era. Barbara McKinney Moore was the original owner and operator of the car wash, which was constructed on family land. She sold it in 1998 to the Stearns, who continued to operate it as a car wash. According to the Desert Sun, it was the first fully automatic car wash in Palm Springs (November 1, 1955). William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
505265021							
<b>Address</b>	960	<b>Direction</b>	S	<b>Prefix</b>		<b>Street</b>	Palm Canyon
						<b>Suffix</b>	Dr
<b>Location</b>							

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1955	<b>Date from Research</b>	
<b>Date Source</b>	Desert Sun 4/18/1955		
<b>Architect</b>	Cody, William F.		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			
	Cameron Center		

**RESOURCE INFORMATION**

<b>Original Use</b>	Commercial	<b>Stories</b>	
<b>Current Use</b>	Vacant parcel	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>		<b>Additional Style</b>	

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The Cameron Center has been demolished.

**Notes/Additional Information**

A Desert Sun article about the Cameron Center notes that the "Beauty of design was coupled with simplicity of function by architect William F Cody, AIA, of Palm Springs." (Desert Sun, April 18, 1955) Construction began on December 6, 1955. There were a few mishaps along the way, and the doors of the first restaurant (The Huddle Springs, designed by William Cody) at the center opened over a year later on December 19, 1956.



**Assessor Parcel Number**

505243003

**Additional APNs**

505243006; 508292001

**2016 Status Code**

6Z

6Z

6Z

**Address** 1100**Direction**

S

**Prefix****Street** Palm Canyon**Suffix**

Dr

**Location****2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor** 1944**Date from Research****Date Source****Architect****Architect Source****Builder****Original Owner****Other Owner(s)****Historic Name****Common Name**

Bigley's 76 Service Station

**RESOURCE INFORMATION****Original Use** Commercial**Stories**

1

**Current Use** Commercial**Tract/Neighborhood****Resource Attribute** HP6. 1-3 story commercial building☐ Located in a District?**District****Architectural Style****Additional Style****CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Windows and doors infilled

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property has been altered, and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

508292027

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1150

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1933

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Commercial

Stories

2

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Most windows replaced and some openings appear altered; security screen door and window grilles added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Assessor Parcel Number

508302026

Additional APNs

2016 Status Code

5S3

Address 1342

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research 1967

Date Source

Architect Kaptur, Hugh

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Casa Blanca Motor Hotel

Common Name

Musicland Hotel

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Late Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Bold geomteric volumes

Large expanses of unrelieved wall surfaces

Uniform use of plaster cladding

Hooded windows

No applied ornament

Metal framed windows and storefront

C-shaped plan around central pool and parking area; porte-cochere under enclosed bridge; variety of window shapes and sizes; second story balconies with plaster parapets

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1967

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Commercial Development (1945-1969)

**Sub-theme****Period of Significance**

1967

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Late Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of post-World War II commercial development, reflecting the continued importance of tourism in the city and the rapid expansion in the postwar era; and as a good example of Late Modern commercial architecture by prominent Palm Springs architect Hugh Kaptur. The building exhibits quality of design with distinctive features including its bold geometric volumes, hooded windows, and unrelieved wall surfaces.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.



Assessor Parcel Number

511060001

Additional APNs

2016 Status Code

5S3

Address 1700

Direction

S

Prefix

Street Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor Date from Research 1965

Date Source Desert Sun

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Royal Sun Inn; Royal Inn Hotel

**RESOURCE INFORMATION**

Original Use Commercial

Stories 3

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style Googie

**CHARACTER DEFINING FEATURES**

Three-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide cantilevered canopies

Stone veneer wall panels

Flush-mounted metal frame fixed windows and sliding doors

Rectangular plan and linear organization; continuous cantilevered balconies with metal balustrades; gable roofed porte-cochere with exaggerated flared eaves and stone piers

**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1965

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1965

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Googie

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II hotel, reflecting the growth of the tourism industry during the postwar era; and as a good example of Mid-century Modern/Googie commercial architecture. It exhibits quality of design with distinctive features including the eye-catching gable roof and exaggerated eaves of the porte-cochere, stone piers and wall cladding, and continuous cantilevered balconies with metal balustrades.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Mirroring the trend in suburban, car-oriented districts of Los Angeles, restaurants and other commercial buildings, particularly along Highway 111 entering and leaving the center of Palm Springs, were designed in the Googie style, a Modern style using boldly expressed structural elements and signs reflecting the scale of the automobile and meant to be noticeable through the windshields of passing cars.

Assessor Parcel Number

511070001

Additional APNs

2016 Status Code

5S1

Address 1708

Direction

S

Prefix

Street Palm Canyon

Suffix Dr

Location 103 - 295 E Twin Palms Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Royal Hawaiian Estates

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Royal Hawaiian Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District Royal Hawaiian Estates

Architectural Style DPO

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

73

73
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

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Criterion

--

Context

--

Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-73).

**Notes/Additional Information**

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Assessor Parcel Number

513376010

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1735

Direction S

Prefix

Street Palm Canyon

Suffix Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1929

Date from Research

Date Source

Architect

Architect Source

Builder Hicks, Alvah

Original Owner Stephen, Willard

Other Owner(s)

Moorten, Patricia and Chester "Cactus Slim"

Historic Name

Common Name

Moorten Gardens and Residence; Stephen Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Board-formed concrete exterior walls forming wide, uninterrupted expanses

Recessed wood-sash casement windows, typically with divided lights

Round arched, wood plank door (primary)

Covered balcony with wood posts, beams, and balustrade

Heavily landscaped setting in botanic garden; one story massing with small, second story belvedere; brick chimney; exterior staircase on primary façade; wood board-and-batten shutters; wood lintels. Small quonset hut on the property.

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1929

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists' colony; and as an excellent example of Spanish Colonial Revival residential architecture. It exhibits quality of design with distinctive features including the board-formed concrete exterior walls, wood-sash casement windows, and second story belvedere.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. The house was constructed for Stephen H. Willard, an early Palm Springs artist. Willard was raised in Corona and learned photography in high school. After graduating in 1912 he made photographic trips through the Sierra Nevadas and the deserts of the Southwest. In 1922 he and his wife Beatrice settled in Palm Springs and opened a studio and gallery, and Willard continued his travels to photograph the Colorado and Mojave deserts. His photos were donated to the Palm Springs Desert Museum in 1999. The Willards lived in the house, with its sprawling plan, exterior staircase, and second-story wood balcony, until 1947. Patricia and Chester (Cactus Slim) Moorten lived in the house in the 1950s. The couple did the landscaping for many celebrity homes, as well as for the tram and Frontierland at Disneyland. The property is now the site of the Moorten Botanical Garden.

Assessor Parcel Number

513376018

Additional APNs

2016 Status Code

5S3

Address 1757

Direction

S

Prefix

Street Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research 1935

Date Source Desert Sun 4/19/1935

Architect Miller, Lee

Architect Source

Builder

Original Owner Owen, Reginald

Other Owner(s)

Historic Name Reginald Owen Residence

Common Name

Reginald Owen Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Shed roofs with clay barrel tiles; some flat roofs

Plaster veneered exterior walls forming wide, uninterrupted expanses

Recessed steel-sash casement windows, with divided lights

Two buildings amid dense landscaping; stone base at plaster walls; wood lintels; circular accent window; recessed windows and doors; wood plank garage doors

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1935

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as the work of prominent local builder Lee Miller.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish style by observing existing adobes and pattern books.

Assessor Parcel Number

513377023

Additional APNs

2016 Status Code

7R

Address 1881

Direction

S

Prefix

Street Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Nerko, Casmer E. and Dorothy J.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and shed roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

Corner chimney with plaster veneer and clay pipe vents

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

511252112

Additional APNs

2016 Status Code

5S3

Address

2290

Direction

S

Prefix

Street

Palm Canyon

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1958

Date from Research

Date Source

Architect

Powell, Claude A.

Architect Source

Los Angeles Times

Builder

Original Owner

Other Owner(s)

Historic Name

Desertaire; Desert Skies Apartment Hotel

Common Name

**RESOURCE INFORMATION**

Original Use

Multi-family residence

Stories

2

Current Use

Multi-family residence

Tract/Neighborhood

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Wood screens and decorative panels

Unadorned wall surfaces with little decorative detailing

Wood, glass, plaster, stucco, concrete, steel, brick or stone used as exterior wall panels or accent materials

Plaster walls with stone accents

Flush-mounted metal frame sliding windows

Two buildings with C-shaped plans around interior garden court and pools; asymmetrical composition; wood box frames around windows; continuous belt course at second floor; entrance passages to court

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1958

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1958

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as a good example of Mid-century Modern, post-World War II multi-family residential architecture in Palm Springs, and as an early condominium conversion. It exhibits quality of design and distinctive features including its asymmetrical composition around a central garden court and pool, flat roof with wide overhanging eaves and cantilevered canopies, and decorative wood screens and panels.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. In 1956 developer Roy Fey built the Desertaire Apartments, a 38-unit apartment building on S. Palm Canyon Drive. At a cost of \$420,000, the two C-shaped, Mid-century Modern style buildings created a patio with pools. Fey's original intent was to market the units with one-year leases; however, in 1957 he changed his mind and renamed the building "The Desert Skies Apartment Hotel." In 1963, Fey decided to convert the apartment building into co-operative apartments. When sales began in the summer of 1963, the price for one-bedroom units was \$14,495. In a 1980 interview, Roy Fey claimed he was "...the first person to introduce the concept of condominium building to the area by converting Desert Skies." This is a bit of an exaggeration as several other projects were built in 1960 specifically as condominiums, including the Royal Hawaiian Estates (1960, Wexler and Harrison; HSPB-73) at 1774 South Palm Canyon Drive. Palm Springs-based Claude A. Powell is best known for his Mission Revival-style Blessed Sacrament Catholic Church (1948) in Twentynine Palms. In 1940, Powell was an artist for an advertising agency in Los Angeles. By 1948, Powell was a draftsman in the office of H.W. Burns.

Assessor Parcel Number

508292001

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 111

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Bigley Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Roof cladding replaced (incompatible material), Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; windows and door (primary) boarded and temporary roofing installed possibly over earlier roofing material

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).



Assessor Parcel Number

508291027

Additional APNs

2016 Status Code

5S3

Address 134

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Weedon, Daniel

Historic Name

Common Name

La Quinta

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

One story massing; covered porch with paired wood posts; board-and-batten shutters

**GENERAL ALTERATIONS**

Door (primary) replaced, No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508292003

Additional APNs

2016 Status Code

5S3

Address 135

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research 1940

Date Source

Architect

Architect Source

Builder

Original Owner

Maynard, Jim

Other Owner(s)

Historic Name

Maynard Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story massing and rectangular plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves

Plaster veneer exterior walls

Divided light steel sash casement windows and corner windows

Wide, covered front porch with wood posts

Wood board-and-batten shutters

**GENERAL ALTERATIONS**

Door (primary) replaced, No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

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Assessor Parcel Number

508292006

Additional APNs

2016 Status Code

7R

Address 173

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

171-173 E Palo Verde Ave

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1941

Date from Research 1939

Date Source Desert Sun, 3/31/1939

Architect

Architect Source

Builder Chamberlain, Charles G.

Original Owner Stull, Helene M.

Other Owner(s)

Hays, W.A. (1946)

Historic Name Stull Residence

Common Name

Stull Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable roof with clay barrel tiles

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

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Assessor Parcel Number

508292008

Additional APNs

2016 Status Code

5S3

Address

207

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1946

Date from Research

c. 1935

Date Source

Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

**GENERAL ALTERATIONS**

Carport added

**CUSTOM ALTERATIONS**

Wall cladding may have been replaced



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

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**Notes/Additional Information**

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Assessor Parcel Number

508292010

Additional APNs

2016 Status Code

5S3

Address 227

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows

One story massing; wood lap siding with scalloped edge in gable; covered porch with wood posts and beams; prominent exterior fireplace on primary façade; board-and-batten shutters

**GENERAL ALTERATIONS**

Decorative elements added, Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; no major alterations visible

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

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Assessor Parcel Number

508292011

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 245

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1939

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder Pickard, R.S.

Original Owner Heterick, Dr. Robert H.

Other Owner(s)

Historic Name Heterick Residence

Common Name

Heterick Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palos Verdes Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Carport added, Decorative elements added, Door (primary) replaced, Extensively altered

**CUSTOM ALTERATIONS**

Large rear addition visible on primary façade; resulting alteration of roofline; decorative ceramic tile door surround added

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). Dr. Heterick was a prominent physician involved with the U.S. military from 1909 until his retirement in 1946. For years he was in charge of the medical division of the Port of Los Angeles. From 1941-1946, he was Director of the Public Health Service for the Port of Los Angeles. Original cost of the Heterick home in 1939 was reported as \$3,000. (Various sources including the LA Times via Steve Vaught)

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="275"/>	<b>Direction</b>	<input type="text" value="E"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="Palo Verde"/>
						<b>Suffix</b>	<input type="text" value="Ave"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1930"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Palos Verdes Tract"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 275 E Palo Verde was not found in the field; it appears that the original property identified on the City list has been demolished and the parcel combined with the neighboring property.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).



Assessor Parcel Number

508312003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 285

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1931

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

508311026

Additional APNs

2016 Status Code

7R

Address

294

Direction

E

Prefix

Street

Palo Verde

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palos Verdes Tract

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and shed roofs with clay barrel tiles

Plaster veneered exterior walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number

504292014

Additional APNs

2016 Status Code

1S

1CS

5S1

Address 600

Direction

W

Prefix

Street

Panorama

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1946

Date from Research

Date Source

Architect Clark & Frey

Architect Source

Builder

Original Owner

Loewy, Raymond

Other Owner(s)

Historic Name

Common Name

Loewy Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 33

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**

Assessor Parcel Number

505360025

Additional APNs

2016 Status Code

5S3

Address

701

Direction

W

Prefix

Street

Panorama

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1962

Date from Research

Date Source

Architect

McNaughton, James H.

Architect Source

Builder

Original Owner

Morrill, Harry

Other Owner(s)

Hearst, George and Rosalie

Historic Name

Morrill Residence

Common Name

Hearst Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Regency Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Symmetrical façade

Flat roof with dome over entrance

Smooth plaster walls

Vertically exaggerated entrance doors flanked by stylized columns, in recessed entrance pavilion

Aluminum sliding windows

Eccentrically detailed and unconventionally proportioned Neo-Classical features including stylized, attenuated columns and entablature

Exaggerated, large lanterns

Rectangular plan

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1962

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Regency Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of Regency Revival residential architecture by noted designer James McNaughton. It exhibits quality of design and distinctive details including its domed entrance pavilion, vertically exaggerated entrance doors flanked by stylized, attenuated columns, and large, exaggerated lanterns.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern movement. James McNaughton was an art director and set designer for early television programs in the 1950s, including Pulitzer Prize Playhouse and The United States Steel Hour. In the 1960s and 1970s he turned to residential design and designed a number of houses in Palm Springs, primarily in the then-fashionable Regency Revival style.

Assessor Parcel Number

505360024

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 707

Direction

W

Prefix

Street

Panorama

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1959

Date from Research

Date Source

Architect

Cody, William F., with alterations by Frey, Albert

Architect Source

Palm Springs Historical Society; Joseph Rosa, Albert Frey, Architect

Builder

Original Owner

Other Owner(s)

Historic Name

Frelinghuysen Residence

Common Name

Frelinghuysen Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof

Unadorned wall surfaces

Slumpstone used as exterior wall panels

Fixed windows

Asymmetrical composition; primary façade is almost completely blank; recessed entrance atrium

**GENERAL ALTERATIONS**

Door (primary) replaced, No major alterations

**CUSTOM ALTERATIONS**

1959 alterations by Albert Frey

		<b><u>2016 Status Code</u></b>		3S	3CS	5S3
<b><u>PREVIOUS SURVEY EVALUATION</u></b>						
City Historic Resources Database		HRI Code		2003 Status Code		
HSPB No.						

<b><u>2016 EVALUATION</u></b>	National Register	3S	California Register	3CS	Local	5S3
Period of Significance	1959	Criterion	C/3/4, 5			
Context	Architectural Styles & Local Practitioners					
Theme	Post-World War II Modernism					
Sub-theme	Mid-century Modern					

Period of Significance		Criterion	
Context			
Theme			
Sub-theme			

Period of Significance		Criterion	
Context			
Theme			
Sub-theme			

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect William F. Cody, with alterations by Albert Frey. It exhibits quality of design and distinctive features including its horizontal massing, unadorned slumpstone wall surfaces, and recessed entrance atrium.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs’ seasonal and permanent population, coinciding with the peak of Modernism’s popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects’ talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody’s career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L’Horizon Hotel (1952), St. Theresa’s Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher’s brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey’s architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey’s life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey’s design legacy.

Assessor Parcel Number

504213006

Additional APNs

2016 Status Code

5S3

Address

711

Direction

W

Prefix

Street

Panorama

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1969

Date from Research

Date Source

Architect

Black, Michael

Architect Source

MIT Library

Builder

Original Owner

Shapiro, Edna Root

Other Owner(s)

Historic Name

Common Name

Shapiro House

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves and canopies

Unadorned wall surfaces

Slumpstone screen walls with board-and-batten gates

Flush-mounted clerestory windows

Deep setback with U-shaped driveway; rectangular plan; entrance atrium under roof canopy; canopy supported on expressive cantilevered beams

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1969

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by architect Michael Black. It exhibits quality of design and distinctive features including its expressed post-and-beam construction, slumpstone screen walls, roof canopy supported on cantilevered beams, and entrance atrium.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Edna Root Shapiro was a San Francisco heiress, artist, and art collector. The residence at this address is attributed to William F. Cody according to a list in the Palm Springs Historical Society archives, but the finding aid for the Cody papers did not corroborate this information. According to Marvin Roos (correspondence with City staff March 23, 2015) the residence at 711 W. Panorama Road is the Edna Root Residence and the architect was Michael Black; this has been confirmed through other sources, including the MIT Library. Palm Springs-based architect Michael Allan Black, AIA, graduated from the USC School of Architecture in 1961. His work in Palm Springs included residential, commercial, and institutional buildings. Prominent commissions include the Moore Residence (1968), the Strube-Gibson Residence (1969), and the Ajalon Baptist Church (1969). In 1971, Black was appointed to the city's architectural advisory committee.

Assessor Parcel Number

504201026

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 877

Direction

W

Prefix

Street

Panorama

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research

Date Source Joseph Rosa, Albert Frey, Architect

Architect Clark & Frey

Architect Source Joseph Rosa, Albert Frey, Architect

Builder

Original Owner Hill, Maud Van Cortlandt Taylor

Other Owner(s)

Historic Name Stonehill

Common Name

Stonehill

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L- shaped plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves

Divided light steel sash casement windows

Stone veneer at exterior walls; prominent stone chimney on primary façade; detached garage with gable roof; stone retaining walls, planters, and garden walls

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1940

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as a Ranch-style residence designed by the prominent local firm Clark & Frey. It exhibits quality of design with distinctive features including its sprawling plan, horizontal massing, steel casement windows, and stone veneer.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy." This property is one of several architecturally significant works in the Little Tuscany neighborhood. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.



Assessor Parcel Number

504202007

Additional APNs

2016 Status Code

5S3

Address 926

Direction

W

Prefix

Street

Panorama

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Hipped roof with clay barrel tiles, open eaves, and overhanging canopies supported on knee braces

Stone and brick veneered exterior walls forming wide, uninterrupted expanses

Stone chimney; stone garden walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; no major alterations visible; the Desert Sun notes an alteration permit issued in 1950

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy." Patrick McGrew lists this house as a speculative residence for John and Fannie Hamrock designed by John Porter Clark and constructed in 1940. Per Patrick McGrew, John and Fannie Hamrick, who owned and operated theaters in their home town of Seattle as well as in Tacoma, and Portland, began vacationing in Palm Springs beginning in the 1930s. In 1940, they purchased three lots in Little Tuscany Estates, including the site of their main residence at 875 W. Chino Canyon Road (HSPB-50). On the lot to the west, the Hamricks built and sold a speculative home, the profits from which offset the cost of building their own home. The third lot, held as a site for a future home for their daughter, was never developed.

Assessor Parcel Number

508442012

Additional APNs

2016 Status Code

5B

Address 1410

Direction

S

Prefix

Street

Paseo De Marcia

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1962

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Deep Well Ranch Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District

Deep Well Ranch Estates Historic District

Architectural Style

Ranch

Additional Style

Asian-inspired

**CHARACTER DEFINING FEATURES**

One-story, linear plan

Low, horizontal massing with wide street façade

Low-pitched gable-on-hip roof with flared ridge and open eaves, and carved wood ridge beams

Plaster veneered exterior walls with decorative wood battens

Wood pergola with torii-style gateway

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; garage may have been converted to living space

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

5B

**2016 EVALUATION**

National Register

California Register

Local

5B

Period of Significance

1962

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is individually significant as an excellent example of post-World War II, Japanese-influenced Ranch style residential architecture. It exhibits quality of design and distinctive details including its wood entrance pergola with torii-style gateway, low-pitched gable-on-hip roof with flared ridge and open eaves, and carved wood ridge beams.

**Notes/Additional Information**

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs. Other stylistic elements, such as flared roof ridges, decorative chinoiserie-style fretwork screens, and double doors with over-scaled round escutcheons, resulted in Asian-inspired variations.

Assessor Parcel Number

507082021

Additional APNs

2016 Status Code

5S3

Address 720

Direction

E

Prefix

Street

Paseo El Mirador

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1941

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Cantor, Eddie

Historic Name

Common Name

Cantor Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

El Mirador Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement or double-hung windows

Round arched door (primary)

Prominent brick chimney with weeping mortar; buttressed wall; entrance porch with wood posts and corbels; window awning with clay barrel tiles and wood knee braces

**GENERAL ALTERATIONS**

Wall cladding replaced

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1941

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1941

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

The Influence of the Entertainment Industry (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development associated with the influence of the entertainment industry in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. Entertainer Eddie Cantor (c. 1892-1964) and his wife Ida lived here between 1944 and 1964.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in El Mirador Estates. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens' daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. Eddie Cantor (c. 1892-1964) was an American comedian, dancer, singer, actor, and songwriter known for hits including "Makin' Whoopee," "Yes! We Have No Bananas," and "If You Knew Susie." He wrote songs such as "Merrily We Roll Along," and served as the second president of the Screen Actors Guild (1933-1935). Cantor was awarded an honorary Academy Award in 1956 for his distinguished service in the film industry.

Assessor Parcel Number

507082016

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 856

Direction

E

Prefix

Street

Paseo El Mirador

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1946

Date from Research

Date Source

Architect Frey, Albert

Architect Source

Builder

Original Owner

Woolley, J. A.

Other Owner(s)

Historic Name

Common Name

Woolley Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

El Mirador Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--



**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of Mid-century Modern residential architecture by prominent local architect Albert Frey. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

507520026

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1150

Direction

E

Prefix

Street

Paseo El Mirador

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1941

Date from Research

Date Source

Architect Frey, Albert

Architect Source

Builder

Original Owner Frey, Albert

Other Owner(s)

Historic Name

Common Name

Frey House (I)

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

Current Use

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Demolished

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Frey House I has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

507520023

Additional APNs

2016 Status Code

3S

3CS

5S3

Address

1200

Direction

E

Prefix

Street

Paseo El Mirador

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1939

Date from Research

Date Source

Architect

Clark & Frey

Architect Source

Builder

Original Owner

Clark, John Porter

Other Owner(s)

Historic Name

Common Name

Clark Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One and two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Glass and corrugated metal used as exterior wall panels

Exterior stairs

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; no major alterations visible. Desert Sun reports John Porter Clark applying for a permit for an addition in 1949.

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1939

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Early Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early example of Mid-century Modern residential architecture in Palm Springs by prominent local architect John Porter Clark, one of the founders of "Desert Modernism." The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging eaves and cantilevered canopies, and corrugated metal wall cladding.

**Notes/Additional Information**

John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. This house was Clark's own residence; according to City Directories and the Desert Sun he lived here through at least 1954. It expresses the freedom of design and freedom from convention embodied in Modernism: its materials include steel columns and corrugated metal siding (a material previously confined to industrial uses), and its unusual plan lifting the small house off the ground, leaving the ground floor open as a shaded patio, shows the architect's response to environmental conditions.

Assessor Parcel Number

505312004

Additional APNs

2016 Status Code

7R

Address

591

Direction

N

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Wright Millard and Desert Trees (landscape design)

Architect Source

Builder

Atkin & Marsh

Original Owner

Clune, J.W.

Other Owner(s)

Johnson, Herbert F. "Hib" Hamilton, George

Historic Name

Common Name

Clune/Johnson Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

2

Current Use

Single-family residence

Tract/Neighborhood

Merito Vista

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

**GENERAL ALTERATIONS**

Porch altered or enclosed, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; gatehouse appears intact; some windows replaced on main house, openings possibly altered, and veranda enclosed

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. However, the property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." The house was built by C.W. Clune in 1937 with landscaping done by Millard Wright and Desert Trees. In the 1940s, it became the residence of Herbert F. "Hib" Johnson, president of S.C. Johnson & Son, based in Racine, WI.



Assessor Parcel Number

505292001

Additional APNs

2016 Status Code

7R

Address 784

Direction

N

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research 1935

Date Source Steve Vaught

Architect Off & Wilson

Architect Source Palm Springs News

Builder

Original Owner Morrison, Charles F. "Chuck" and Morrison, Lee

Other Owner(s)

Ryan, Daniel Francis

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

Prominent corner parcel; brick wall and mature landscaping; exterior brick chimney

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1935

Criterion

B/2/2

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore additional information is needed about its integrity to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." This property was built by Western star Charles F. "Chuck" Morrison and his heiress wife, Lee Burroughs Morrison, and the house was a social center of Palm Springs society in the 1930s. Silent screen star Clara Bow and her husband Rex Bell stayed at the Morrison home in 1935. (via Steve Vaught)

Assessor Parcel Number

505291007

Additional APNs

2016 Status Code

7R

Address 795

Direction

N

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1941

Date from Research

Date Source

Architect Matcham, Charles O.

Architect Source Desert Sun

Builder Rocks, Harry

Original Owner Stein, Dorothy

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

Current Use Single family property

Tract/Neighborhood

Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1941

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1941

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as the work of noted architect Charles O. Matcham. The property is not visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Among his most well-known designs was Wrigley Field in Los Angeles (1925) and Robinsons Department Store (1951) in Beverly Hills. Matcham retired in 1969. He died in 1980.

Assessor Parcel Number

505251007

Additional APNs

2016 Status Code

5S3

Address

987

Direction

N

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1933

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Somavia, J.Ramon; Hoover, Al E.; Miller, Arther

Historic Name

Common Name

White Picketts

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1

Current Use

Single family property

Tract/Neighborhood

Merito Vista

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves

Board-and-batten siding

Divided light double-hung wood sash windows

Wide, covered front porch with wood posts

Louvered wood shutters

Door (primary) with metal pull and strap hinges; exterior plastered chimney on secondary façade

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1933

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."

Assessor Parcel Number

505251005

Additional APNs

2016 Status Code

5S3

Address

999

Direction

N

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1959

Date from Research

Date Source

Architect

Jones & Emmons

Architect Source

Builder

Original Owner

Other Owner(s)

Robinson, J.J. and Edward

Historic Name

Common Name

Robinson Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Merito Vista

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with no decorative detailing

Stone veneer exterior walls

Flush-mounted metal frame windows

Large estate lot; attached carport

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way but appears to have no major alterations



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent architectural firm Jones & Emmons. Although it is not fully visible from the public right-of-way, no major alterations are evident.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to Los Angeles in 1936 after graduating from the University of Washington, and worked for a number of prominent Los Angeles architects including Douglas Honnold and Paul R. Williams. Both Emmons and Jones returned to Los Angeles after serving in the U.S. Navy during World War II, and in 1951 founded the firm of Jones & Emmons, a partnership which was among the masters of Modern architecture in Southern California during the second half of the 20th century and which continued until Emmons' retirement in 1969. Jones & Emmons developed a distinctly Californian expression of modernism characterized by simple post-and-beam construction, warm woods and other natural materials, integrated systems and inviting scale. The firm utilized new building technologies and structural innovations, including lightweight post-and-beam construction with pre-assembled parts, which decreased costs and production time. The firm is estimated to have designed thousands of homes, ranging from modest tract houses to lavish custom residences such as Sunnylands, the 32,000-square-foot estate of Ambassador and Mrs. Walter Annenberg in Rancho Mirage. Jones and Emmons designed office, restaurant, and factory buildings throughout California as well as a number of prominent civic and institutional projects, including numerous buildings on the University of California campuses at Irvine, Los Angeles, Riverside, and San Diego. Among the firm's many honors and awards, Jones & Emmons was named AIA Firm of the Year in 1969.

Assessor Parcel Number

513132005

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 257

Direction

S

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1924

Date from Research

Date Source

Architect

Architect Source

Builder

Coutts, Gordon

Original Owner

Coutts, Gordon

Other Owner(s)

Naish, J. Carroll; Aguiano, Jeane Coutts; Nelson, Leo

Historic Name

Dar Maroc; Gordon Coutts Art Gallery; Coutts Castle; Ba

Common Name

Korakia Pensione

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

2

Current Use

Commercial

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Moorish Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Irregular plan

Two story massing

Asymmetrical composition

Flat roof

Plaster veneered exterior walls forming wide, uninterrupted expanses

Round arched, divided light wood sash casement windows

Crenellated walls; prominent paneled wood door (primary) in horseshoe arch; decorative mosaic tile inlay; pent roof over entrance with clay barrel tiles

**GENERAL ALTERATIONS**

Addition to rear/side facade, Decorative elements removed

**CUSTOM ALTERATIONS**

Large addition at southwest (rear) corner; dome removed

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1924

Criterion

A/1/ 3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1924-1937

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Association with Important People

Sub-theme

Period of Significance

1924

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Moorish Revival

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1920s residential development in Palm Springs, and the city's growing reputation as an enclave for artists; for its association with the noted Scottish-born painter Gordon Coutts; and as a rare local example of Moorish Revival-style architecture. It exhibits quality of design with distinctive features including its crenellated plaster walls, horseshoe arches, and decorative mosaic tile details.

**Notes/Additional Information**

In the 1920s Palm Springs became known as a resort destination that catered to the wealthy and the Hollywood elite. The village also attracted artists and writers in the early years of the 20th century, drawn no doubt by the beauty and solitude of the desert. One of the most exotic Mediterranean-inspired houses in Palm Springs is Dar Marroc (now the Korakia Pensione), the home of Scottish-born painter Gordon Coutts, who after a lifetime of wandering the world spent his last years in Palm Springs. Coutts was born in Aberdeen in the mid-1860s and studied art at the Académie Julian in Paris, where he distinguished himself with his landscapes and portraits; he later spent ten years as an art instructor in New South Wales, Australia, and some of his works now hang in the Australian National Art Gallery, the Adelaide National Gallery, and the Melbourne Art Gallery. Coutts moved to San Francisco with his American wife Alice about 1900; after their divorce in 1917, he spent several years living in Spain and North Africa with his second wife, Gertrude. In the early 1920s ill health ended Coutts' travels and brought him to Palm Springs, then a budding artists' colony whose climate and light reminded him of North Africa. He built Dar Marroc in 1924, complete with crenellated walls, horseshoe arches, tiled patios, and tinkling fountains. Coutts settled there with his wife and daughters and hosted a bohemian salon of artists that included American Gothic painter Grant Wood, the great English portrait artist Sir John Lavery, and film stars like Errol Flynn and Rudolph Valentino. Coutts died in Palm Springs in 1937. After his death, Dar Marroc was converted into an apartment building.

Assessor Parcel Number

513181009

Additional APNs

2016 Status Code

5S3

Address

395

Direction

S

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1962

Date from Research

Date Source

Architect

Wheller, Richard George; Frey, Albert (1977 addition)

Architect Source

Builder

Original Owner

Other Owner(s)

Beirne

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Perforated concrete block screens

Unadorned wall surfaces with little decorative detailing

Plaster, patterned concrete block, and stone used as exterior wall panels and accent materials

Flush-mounted metal frame windows and sliding doors

Semicircular plan around circular swimming pool; asymmetrical composition; projecting porte-cochere; rectilinear, stone veneered projections; double flush doors with circular hardware and sidelight; detached garage

**GENERAL ALTERATIONS**

Addition to rear/side facade

**CUSTOM ALTERATIONS**

1977 addition at north façade by Albert Frey

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1962

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by San Diego architect Richard Wheeler, with an addition by Albert Frey. It exhibits quality of design and distinctive features including its circular organization around a central swimming pool, prominent porte-cochere, and perforated concrete block screen walls.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Richard George Wheeler, AIA, was born in 1917 in San Diego, California, the son of architect William Henry Wheeler. Following his graduation from San Diego High School in 1935, Richard attended San Diego State College for three years before transferring to UC Berkeley, from which he graduated in 1941. After he graduated he taught night classes in architecture at UC Berkeley. Upon the United States' entry into World War II, Wheeler applied for and received a commission in the Navy, which came through in May 1942. After the war, Wheeler returned to worked for his father at Wheeler & McGowan, Architects and Engineers, but after he received his architectural license in 1947, he opened his own practice. He began with primarily residential commissions, but diversified rapidly, partly owing to his relationship with Legler Benbough, for whom he designed several medical buildings. Wheeler died in 1990. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.

Assessor Parcel Number

513193005

Additional APNs

2016 Status Code

5S3

Address 416

Direction

S

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research 1937

Date Source Desert Sun 4/19/1937

Architect Pennell, W.C.

Architect Source Desert Sun, 4/9/1937

Builder Holton, Harry E.

Original Owner Brigden, T. Dwight

Other Owner(s)

Housman, George A.; Hopkins, Harold

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Hipped roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood French doors with divided lights

**GENERAL ALTERATIONS**

Decorative elements added, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; cutout shutters and wood pergola appear to have been added

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Los Angeles-based architect W.C. Pennell was a long-time associate of architect John C. Austin. By 1936, Pennell had established his own practice. He worked in the popular styles of the day from traditional styles in the 1920s to Spanish Colonial Revival and Art Deco during the 1930s.



Assessor Parcel Number

513193034

Additional APNs

2016 Status Code

7R

Address 486

Direction

S

Prefix

Street

Patencio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1925

Date from Research 1933

Date Source

Architect Neff, Wallace

Architect Source

Builder

Original Owner

Bourne, Arthur Keeler

Other Owner(s)

Bigelow, Upham; Fulton, Muriel; Balshe, Albert; Cain, Byron A.

Historic Name

Bourne Residence

Common Name

Ranchoa; Bourne Residence; Villa Patencio

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade, Carport added, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Windows replaced - all

**CUSTOM ALTERATIONS**

Substantially altered; porte-cochere and multi-car carport added to primary facade; multiple additions at secondary facade; door (primary) replaced; all windows replaced

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1933

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1933

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is a prominent example of pre-World War II residential development, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It was designed by master architect Wallace Neff for Arthur K. Bourne, head of the Singer Sewing Machine Company. This property has been substantially altered and did not appear eligible for historic designation; however, it is currently undergoing rehabilitation and should be re-evaluated when the project is complete.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Arthur Keeler Bourne (1877-1967) was the second son of Frederick Gilbert Bourne, who was widely credited with the dramatic growth and worldwide success of the Singer Sewing Machine Company. When Frederick died, Arthur inherited a large portion of the company fortune. Arthur chose architect Wallace Neff to design his three homes: a San Marino estate at 1861 Lombardy Road (1927), a Glendora winter residence at 820 N. Verano Drive (The Singer Mansion, 1032), and a Palm Springs weekend home at 486 S. Patencio Road (1933). California architect Wallace Neff, FAIA, is recognized for his skillful adaptation of the Mediterranean idiom to the local landscape. Neff developed an interest in architecture at an early age. He was raised in Altadena, but moved to Europe in 1904, where he lived until the start of World War I. After moving back to the United States, Neff studied architecture under Ralph Adams Cram at MIT. He later returned to California and worked as an apprentice to Santa Barbara architect George Washington Smith. In 1922, Neff moved to Pasadena, where he maintained a home and office throughout his career. Neff is largely known for his elegant estates built throughout the Los Angeles area in the 1920s. Most notably, Neff designed "Pickfair," the Beverly Hills home of Mary Pickford and Douglas Fairbanks. Wallace Neff retired in 1975, and died in 1982. The house Neff designed in Palm Springs for Arthur Bourne House is a Spanish hacienda style built around a central courtyard and swimming pool, but the simplicity of its forms and its integration of indoor spaces with exterior terraces reflects this important architect's attempt to "fuse the Mediterranean Revival with the modern style." (Alson Clark, "Wallace Neff, Architect of California's Golden Age")

Assessor Parcel Number

Additional APNs

2016 Status Code

3S

3CS

5S3

Address

2587

Direction

S

Prefix

Street

Pequeno

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1968

Date from Research

Date Source

Architect

Krisel, William

Architect Source

Builder

Original Owner

Grundt, Bob (designed for); Tipper (bought pre-construction)

Other Owner(s)

Historic Name

Common Name

Tipper-Grundt Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1 1/2

Current Use

Single-family residence

Tract/Neighborhood

Canyon Country Club

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Late Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Bold geomteric volumes

Large expanses of unrelieved wall surfaces

Uniform use of stone cladding

Concrete columns expressed on façade

No applied ornament

Hipped roofs with wide overhanging eaves

Irregular plan; one story massing; asymmetrical composition; cluster of four octagonal pavilions with a fifth, attached octagonal carport

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Entrance wall and gates may have been added

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Late Modern residential architecture designed by prominent architect William Krisel. It exhibits quality of design and distinctive features including its bold geometric forms, unrelieved stone-clad wall surfaces, and clustered hipped roofs with wide overhanging eaves.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William Krisel, AIA, graduated from Beverly Hills High School in 1941 and enrolled at USC's School of Architecture. His studies were interrupted by the United States' entry into World War II. Following his service in Army Intelligence, Krisel returned to school in 1946, making use of the GI Bill, and graduated in 1949. He worked in the offices of Paul Laszlo and Victor Gruen before earning his architect's license in 1950 and founding a partnership with Dan Saxon Palmer. Palmer and Krisel designed custom homes, commercial projects, and most notably, tract homes. Palmer and Krisel designed more than 20,000 houses for the Alexander Construction Company and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in the mid-1960s. Krisel renamed the firm William Krisel, AIA. Krisel's experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, motels, and restaurants. He was among those who pioneered the use of innovative, modern design for affordable tract housing, commercial buildings and multi-unit residential architecture. Krisel's work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and "Tribal Elder" Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.

Assessor Parcel Number

507201006

Additional APNs

2016 Status Code

5S1

Address 611

Direction

N

Prefix

Street

Phillips

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1962

Date from Research

Date Source

Architect Cody, William

Architect Source

Builder

Original Owner

Abernathy, James Logan

Other Owner(s)

Historic Name

Abernathy Residence

Common Name

Abernathy Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Movie Colony

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

7R

--

HSPB No.

86

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

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Period of Significance

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Criterion

--

Context

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Theme

--

Sub-theme

--

Period of Significance

--

Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-86).

**Notes/Additional Information**

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<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	772	<b>Direction</b>	SE	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Prescott
						<b>Suffix</b>	Dr
<b>Location</b>	<input type="text"/>						

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1933	<b>Date from Research</b>	1934
<b>Date Source</b>	Desert Sun		
<b>Architect</b>	Bradley, Harley S.		
<b>Architect Source</b>	Steve Vaught		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	Woolsey, Robert M.		
<b>Other Owner(s)</b>	Anderson, Guy; Hubbard, Agnes; Frederick, Robert B.; Moss, Hy		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	Woolsey Residence; Desert Paradise; Antares of Palm Springs; The Abbey Palm Springs		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single family property	<b>Tract/Neighborhood</b>	Merito Vista
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Originally built for comedian Robert Woolsey and designed by prominent Los Angeles architect Harley S. Bradley. During the early 1950s, the home was rented by the Bob Howard family. Howard was owner of the Howard Manor Hotel, formerly the Colonial House (presently Colony Palms). In 1956, the property was converted by Agnes Hubbard into a small hotel called Desert Paradise. In the 1990s, it became the gay resort, The Abbey Palm Springs. The property was demolished in the 2000s and replaced by a new multi-family complex. Historic address: 172 Prescott Drive SE. (via Steve Vaught)

Assessor Parcel Number

504114005

Additional APNs

2016 Status Code

7R

Address

2905

Direction

N

Prefix

Street

Puerta Del Sol

Suffix

Location

Historic address: 2205 La Puesta del Sol

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Pedersen, John P.

Architect Source

Palm Springs News

Builder

Maclean, Harvey

Original Owner

Butterworth, Charles

Other Owner(s)

Earl, Lois; Hornstein, Robert; Scheinwald, Steve; Hanel, Edward

Historic Name

Charles Butterworth Residence

Common Name

Charles Butterworth Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Racquet Club Colony

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way. According to the Desert Sun, there was an addition in 1961.

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive. This residence was built by Marks for character actor and Racquet Club founding member Charles Butterworth. In 1950-1951, the house was rented to Academy Award-winning actress Jane Wyman. Puerta del Sol was originally known as La Puerta del Sol. (via Steve Vaught)

Assessor Parcel Number

501590009

Additional APNs

2016 Status Code

5S3

Address 590

Direction

E

Prefix

Street

Racquet Club

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964

Date from Research

Date Source

Architect Kaptur, Hugh

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Fire Station No. 3

Common Name

Fire Station No. 3

**RESOURCE INFORMATION**

Original Use

Civic

Stories

1

Current Use

Civic

Tract/Neighborhood

Resource Attribute

HP14. Government building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Plaster and brick exterior wall panels

Flush-mounted metal frame fixed floor-to-ceiling windows

Rectangular plan; asymmetrical composition of two volumes; brick veneer with in-and-out bond at corners; plaster piers framing truck bay; entrance canopy supported on slender steel columns; glazed aluminum door (primary); side patio with low plastered masonry wall

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1964

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

1964

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of postwar civic development; and as an excellent example of Mid-century Modern institutional architecture designed by prominent architect Hugh Kaptur. It exhibits quality of design and distinctive features including its simple geometric volumes, horizontal massing, flat roof with cantilevered canopies, and brick veneer with in-and-out bond at corners.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z
504260010					
<b>Address</b>	133	<b>Direction</b>	W	<b>Prefix</b>	
				<b>Street</b>	Racquet Club
<b>Suffix</b>	Dr				
<b>Location</b>					

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>		<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

**RESOURCE INFORMATION**

<b>Original Use</b>	Single family property	<b>Stories</b>	N/A
<b>Current Use</b>	Vacant	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**



Assessor Parcel Number

504250003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 287

Direction

W

Prefix

Street

Racquet Club

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Stories

Current Use

Tract/Neighborhood

Resource Attribute

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

Demolished

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	1333	<b>Direction</b>	W	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Racquet Club
						<b>Suffix</b>	Rd
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1944	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database).The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

669444005

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 175

Direction

W

Prefix

Street

Radio

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Radio Station

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1 1/2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

508231006

Additional APNs

508240004

2016 Status Code

5S3

Address 1441

Direction

E

Prefix

Street

Ramon

Suffix

Rd

Location

546 Calle Amigo

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

1936

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Ramon Trailer Park

Common Name

Ramon Trailer Park

**RESOURCE INFORMATION**

Original Use

Multi-family residence

Stories

1

Current Use

Multi-family residence

Tract/Neighborhood

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Other

Additional Style

**CHARACTER DEFINING FEATURES**


A large, roughly rectangular parcel with mobile home sites arranged on an irregular pattern of paved streets, surrounding a central community/recreation center and swimming pool.

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Clubhouse, library, workout facility, and pool not visible from public right-of-way



**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Trailer Park/Mobile Home Community Development

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

The Ramon Trailer Park is significant as the first comprehensively planned trailer park development in Palm Springs. It is an important early example of the influence of automobile tourism which had a particular significance in the resort community of Palm Springs, and at the time it was lauded as the finest trailer park on the Pacific Coast. It has distinctive design and planning characteristics, including the street pattern, landscape features, and other amenities for residents.

**Notes/Additional Information**

Trailer and mobile home parks were largely a post-World War II phenomenon, but they have their roots in prewar America. The growth in automobile ownership, combined with a post-World War I restlessness led to the rise of family "autocamping" trips as a popular pastime during the mid-1920s. Nationally, many citizens reacted to the trailer parks and courts as unsightly and argued they were occupied by people of questionable character. In Palm Springs, the travel trailer's early identity as a vacation vehicle and the city's popularity as a vacation destination were a natural match. Here, trailer parks were far from reviled, and instead the trend of autocamping was embraced from the earliest days of the small "Mom and Pop" parks through the later establishment of planned trailer parks. In 1936 the city established Ramon Trailer Park (1441 E. Ramon Avenue), which was the city's first comprehensively-designed trailer park development. It was touted as the "first modern stopping place for those that have their home on wheels," and regaled as the equal of the best trailer camps in the United States and "the finest one on the Pacific Coast." The Ramon Trailer Park was established by Jack Williams on two-and-one-half acres with 50 trailer lots. A Desert Sun ad from 1937 touts Ramon Trailer Park as the "most modern and up-to-date park on the Pacific Coast." In 1938, the Ramon Trailer Park was awarded "The Finest Trailer Park in Western America" by Travel Data, a national travel organization.

Assessor Parcel Number

502280031

Additional APNs

2016 Status Code

5S3

Address 1855

Direction

E

Prefix

Street

Ramon

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1967

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Villa Riviera

Common Name

Villa Riviera

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood

Villa Riviera

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Wood, plaster, and concrete block used as exterior wall panels

Flush-mounted metal frame windows

Ten buildings clustered around garden court and pool; T-shaped plans; wide setback with surface parking; expansive landscaping with clusters of mature palm trees

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

5S3

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1967

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features including its expansive landscaping, clustered organization around central garden courts and pools, and expressed post-and-beam construction.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Riviera is a 6.5-acre development consisting of 30 units clustered in two circular patterns of ten buildings each with a swimming pool at the center of each "circle," and lushly landscaped grounds. An atrium is incorporated into the design of some of the two-bedroom/two-bath units.

Assessor Parcel Number

502200012

Additional APNs

2016 Status Code

5S3

Address 2248

Direction

E

Prefix

Street

Ramon

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938 Date from Research 1938; 1946;

Date Source Donald Wexler Architect; Desert Sun

Architect Wilson, G. Stanley; Clark & Frey; Williams, Williams, & Williams; Wexler & Harrison, et al;

Architect Source Desert Sun

Builder Pinkerton & Jamison (1938)

Original Owner Palm Springs School District

Other Owner(s)

Historic Name

Common Name

Palm Springs High School

**RESOURCE INFORMATION**

Original Use Institutional

Stories

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP15. Educational building

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style Mid-century Modern

**CHARACTER DEFINING FEATURES**


Multiple buildings occupying a large campus bounded by E Ramon Road on the south, E Baristo Road on the north, S Pavilion Way on the west and S Farrell Drive on the east.

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

All buildings are not visible from the public right-of-way; evaluation done using aerial photographs and Sanborn maps

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1938-1958

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Civic &amp; Institutional Development between the Wars (1919-1941)

Sub-theme

Period of Significance

1938-1958

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Palm Springs High School is significant as an important example of both pre- and post-World War II institutional development, reflecting the city's periods of growth in the 1930s and in the postwar years; and for its association with a number of important architects including G. Stanley Wilson, Harry J. Williams, and Donald Wexler, and the firms of Williams, Williams and Williams; Clark, Frey and Chambers; and Wexler and Harrison.

**Notes/Additional Information**

Based on review of historic aerial photographs and the 1962 Sanborn map it appears that eight potentially significant buildings/features remain on the campus. These include the original classroom building (1938, G. Stanley Wilson); the cafeteria/home economics/library building (1947, Harry J. Williams, remodeled 1965 by Donald Wexler); the auditorium and music buildings (1956, Williams, Williams & Williams with Clark, Frey & Chambers); the steel classroom building (1957, Wexler & Harrison); the library (1958, Williams, Williams & Williams with Clark, Frey & Chambers); the stadium, field house, and lockers/showers building (1965, Donald Wexler); and a multi-purpose building (1967, Donald Wexler).

**Assessor Parcel Number**

502240008

**Additional APNs****2016 Status Code**

3S

3CS

5S3

**Address**

2800

**Direction**

E

**Prefix****Street**

Ramon

**Suffix**

Rd

**Location****2016 FIELD PHOTO****CONSTRUCTION INFORMATION****Date from Tax Assessor****Date from Research** 1968**Date Source****Architect** Cody, William F.**Architect Source****Builder****Original Owner**

Roman Catholic Diocese of San Bernardino

**Other Owner(s)**

Rev. Michael Nolan (Cody Archives)

**Historic Name**

St. Theresa Catholic Church

**Common Name**

St. Theresa Catholic Church

**RESOURCE INFORMATION****Original Use**

Institutional

**Stories**

1

**Current Use**

Institutional

**Tract/Neighborhood****Resource Attribute**

HP16. Religious building

☐ Located in a District?**District****Architectural Style**

Late Modern

**Additional Style**

Expressionist

**CHARACTER DEFINING FEATURES**

Bold geometric volumes

Large expanses of unrelieved wall surfaces

Uniform use of Gunite cladding

Leaded stained glass windows with wood mullions

Little applied ornament

Cruciform plan enclosed by concave, battered wall

Symmetrical composition

Shed roofs with wide, overhanging canopies supported on overscaled, curved wood brackets and beams

Concave pyramidal roof with spire

Vertical wood siding used as accent walls and soffit cladding

Fixed wood frame windows and window walls; pairs of wood plank doors with decorative perforated metal straps and elongated pulls

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1968

Criterion

A/1/3

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern/Expressionist

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Late Modern/Expressionist institutional architecture designed by prominent architect William F. Cody. It exhibits quality of design and distinctive features including its concave battered perimeter wall, Gunite cladding, concave pyramidal roof and spire, and leaded stained glass windows.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Essentially cruciform in shape, the church is surrounded by a curved wall of solid Gunite. Cody designed all the main furnishings: pews, baptismal font, sanctuary furniture, and altar; artist Joe Maes of Laguna Beach worked with Cody to create the stained glass. (Source: Palm Springs Preservation Foundation, "The Architecture of William F. Cody: A Desert Retrospective")



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="6L"/>
<input type="text"/>	<input type="text"/>				
<b>Address</b>	<input type="text"/>	<b>Direction</b>	<input type="text" value="W"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Ramon"/>	<b>Suffix</b>	<input type="text" value="Rd"/>
<b>Location</b>	<input type="text"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1925"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
<input type="text"/>			
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Skyline Trail"/>		
<input type="text"/>			

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Other"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text" value="Other"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP37. Highway/trail"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6L
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6L

Period of Significance

1925

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Early Recreation

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early recreational trail, and may warrant special consideration in local planning.

**Notes/Additional Information**

Skyline Trail is a hiking trail that begins at W. Ramon Road that comprises a portion of the Cactus to Clouds Trail. It runs from Palm Springs to the San Jacinto Peak and reportedly has the greatest elevation gain of any trail in the United States.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text" value="513212003"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="200"/>	<b>Direction</b>	<input type="text" value="W"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Ramon"/>	<b>Suffix</b>	<input type="text" value="Rd"/>
<b>Location</b>	<input type="text"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1922"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text" value="CHRD"/>		
<b>Builder</b>	<input type="text" value="Hicks, Alvah"/>		
<b>Original Owner</b>	<input type="text" value="Birge, Carrie Humphrey"/>		
<b>Other Owner(s)</b>	<input type="text" value="Hardy, Ruth; Haber, Mel"/>		
<b>Historic Name</b>	<input type="text" value="Birge Estate"/>		
<b>Common Name</b>	<input type="text" value="Ingleside Inn"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Commercial"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

--

HSPB No.

25

25
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

--

Period of Significance

--

Criterion

--

Context

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Theme

--

Sub-theme

--

Period of Significance

--

Criterion

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Context

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Theme

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Sub-theme

--

**Statement of Significance**

Designated, did not re-evaluate (HSPB-25).

**Notes/Additional Information**

Alternate historic addresses: 499 S Belardo Rd; 482 S Cahuilla Rd. The Historic Marker is incorrect in that the Ingleside Inn was opened in 1940 not 1939. Many stars and other notables stayed at the inn including opera star Lily Pons. Carrie Humphrey Birge, widow of George K. Birge, the wallpaper and Pierce-Arrow magnate, was the original owner of this property. (via Steve Vaught)

Assessor Parcel Number

513550005

Additional APNs

2016 Status Code

7R

Address 700

Direction

W

Prefix

Street

Ramon

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect Ormsby & Steffgen

Architect Source Steve Vaught

Builder

Original Owner

Clatworthy, Fred Payne

Other Owner(s)

Historic Name

Common Name

Rose Cottage

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


Stone retaining/garden wall on driveway

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This is the residence of noted photographer/lecturer Fred Clatworthy and his family. The Clatworthy property originally included an old cabin from the pioneer days that was thought to have been one of the Carl Eytel cabins. The historic Tahquitz Ditch also passed along through the property. (Historic address: 698 W Ramon Rd) (via Steve Vaught)

Assessor Parcel Number

513351012

Additional APNs

2016 Status Code

5S3

Address 356

Direction

Prefix

Street

Ridge

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research c. 1925

Date Source 1929 Sanborn

Architect

Architect Source

Builder

Original Owner Abbott, V. Gabriel

Other Owner(s)

Douglas, Tom; Freeman, Jaqueline and Wertheimer, Al; Mennell, Herbert and Rene

Historic Name

Common Name

Tom Douglas Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Brick veneered exterior walls forming wide, uninterrupted expanses

Upslope hillside property; detached garage at street level

**GENERAL ALTERATIONS**

Addition to rear/side facade, Unknown/not visible, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; garage door replaced



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1925

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is one of the first constructed in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This was one of the original homes built in Tahquitz Desert Estates. Original architect unknown. Prominent interior designer Tom Douglas owned the house from 1937, purchasing it from the Abbotts, the original owners. During his time, he personally redecorated and expanded it until it was declared by the Desert Sun to be one of the "showplaces" of Palm Springs. He owned it until 1943 when he sold it to Al Wertheimer. The house was featured in California Arts and Architecture in February 1939.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
513351015		6Z	6Z	6Z					
<b>Address</b>	1716	<b>Direction</b>		<b>Prefix</b>		<b>Street</b>	Ridge	<b>Suffix</b>	Rd
<b>Location</b>	1716-1718 Ridge Rd								

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1935	<b>Date from Research</b>	
<b>Date Source</b>	Not shown in 1929 Sanborn		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Goulding, Edmund		
<b>Other Owner(s)</b>	Bigelow, Grace Upham; Emard, Henry; Jakway, Jerry & Joanna		
<b>Historic Name</b>			
<b>Common Name</b>	Goulding Studio		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	The Mesa
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Unknown/not visible
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#### CUSTOM ALTERATIONS

Private road; not accessible; not visible from public right-of-way
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway. The studio, which the Desert Sun states was personally designed by Goulding, burned in a fire in 1943. It was rebuilt, and what is there today is not the original structure.

**Notes/Additional Information**

This residence is the studio that was part of the Goulding property on Ridge Road. Aerials show that the main house at 1752 Ridge Road was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught) The studio, which the Desert Sun states was personally designed by Goulding, burned in a fire in 1943. It was rebuilt, and what is there today is not the original structure.

Assessor Parcel Number

513352002

Additional APNs

2016 Status Code

7R

Address 1752

Direction

Prefix

Street

Ridge

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research 1928

Date Source 1928 aerial image at PSHS; Desert Sun 9/1/1975

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Goulding, Edmund; Bigelow, Grace Upham; Emard, Henry; Jakway, Jerry & Joanna; Berinoff, L. Wallace & Conti, J.J.

Historic Name

Common Name

Little White House; Goulding Residence; La Casalta

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1 1/2

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

Recessed covered porch with wood posts, corbels, beam, and balustrade

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1928

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway; and for its association with the Goulding estate, which became a nucleus for members of the Hollywood community visting Palm Springs. However, it is located on a private road and therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

This residence is the main house of the Goulding property on Ridge Road. Aerials show that it was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught)

Assessor Parcel Number

513352003

Additional APNs

2016 Status Code

7R

Address

1755

Direction

Prefix

Street

Ridge

Suffix

Rd

Location

1755 / 1765 Ridge Rd

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Goulding, Edmund

Other Owner(s)

Bigelow, Grace Upham; Emard, Henry; Jakway, Jerry & Joanna

Historic Name

Common Name

Goulding Guest Cottage III and IV

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

The Mesa

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Masonry construction

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

Private road; not accessible; not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway; and for its association with the Goulding estate, which became a nucleus for members of the Hollywood community visting Palm Springs. However, it is located on a private road and therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

These residences are guests houses associated with the Goulding property on Ridge Road. Aerials show that the main house at 1752 Ridge Road was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught)



Assessor Parcel Number

510160005

Additional APNs

2016 Status Code

7R

Address 2101

Direction

Prefix

Street Rim

Suffix Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1930

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner Christian, Bob

Other Owner(s)

Griffith, Ted; Tobiassen, Richard K.

Historic Name

Common Name

Christian Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood Araby Tract

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming."

Assessor Parcel Number

508191015

Additional APNs

2016 Status Code

1S

1CS

5S3

Address 605

Direction S

Prefix

Street Riverside

Suffix Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1957

Date from Research

Date Source

Architect Frey & Chambers

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

First Church of Christ Scientist

**RESOURCE INFORMATION**

Original Use Institutional

Stories 1

Current Use Institutional

Tract/Neighborhood

Resource Attribute HP16. Religious building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat and low-pitched shed roofs with wide overhanging eaves and cantilevered canopies

Perforated concrete block screen wall on secondary façade

Unadorned wall surfaces with little decorative detailing

Plaster used as exterior wall panels and accent material

Flush-mounted metal frame windows

Elevated plaza with wide concrete steps; irregular plan; stepped massing; rose-colored scored concrete block construction; metal-framed glass walls at primary façade; entrance canopy supported on steel pipe columns

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

1S

1CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S3

Period of Significance

1957

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of Mid-century Modern institutional architecture designed by the prominent local firm of Frey & Chambers. It exhibits quality of design with distinctive features including its irregular plan, stepped massing, rose-colored scored concrete block construction, and combination of shed and flat roofs with cantilevered canopy. In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." The Palm Springs First Church of Christ Scientist used simplicity and modern technological materials composed not on a strict grid, but with oblique angles. For the desert climate, direct sunlight was moderated in the main auditorium with small garden courts to filter the light. Albert Frey, FAIA, is known as one of the founders of Desert Modernism. He worked with Le Corbusier in Paris in 1929 before immigrating to the United States. He worked first in New York, but after visiting Palm Springs in 1934 the Swiss-born architect determined to settle there. Though trained in European Modern ideas, he quickly adapted them to the desert conditions which appealed to him, arriving at a varied and original expression of Modernism. While exploring the potential of new materials such as corrugated steel, trusses made of thin pipe, and concrete block, Frey used them to adapt his designs to the desert climate, landscape, vegetation, and colors. Robson Cole Chambers was born in Los Angeles. He earned his B.Arch from the University of Southern California School of Architecture in 1941. In 1946, he began working for Clark & Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. Around that time, the firm took on its largest project, the Palm Springs City Hall (1952-1957). The project was done in collaboration with Williams, Williams & Williams. In 1956, Clark left Clark, Frey & Chambers left to focus on non-residential work; Frey & Chambers remained partners until 1966.

Assessor Parcel Number

508405004

Additional APNs

2016 Status Code

5B

Address 1325

Direction

S

Prefix

Street

Sagebrush

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1965

Date from Research

Date Source

Architect Sackley, Stan

Architect Source

Builder

Original Owner Hollowell, James M.

Other Owner(s)

Historic Name

Common Name

Hollowell Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Deep Well Ranch Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District

Deep Well Ranch Estates Historic District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with overhanging eave and wide plaster fascia

Unadorned wall surfaces

Brick, plaster, and vertical wood slats used as exterior wall panels and accent materials

Rectangular plan; asymmetrical composition; attached garage; tapered plaster pier; recessed entrance with vertical wood slat door (primary)

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Garage door replaced

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

5B

**2016 EVALUATION**

National Register

California Register

Local

5B

Period of Significance

1965

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Stan Sackley. It exhibits quality of design and distinctive features including its horizontal massing, flat roof with wide overhanging eaves and plaster fascia, and exterior wall panels and accent materials of brick, plaster, and vertical wood slats.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Stan Sackley graduated from USC with Bachelor of Architecture in 1961. In the early 1960s, prior to forming his own firm, Sackley partnered with Herman Charles Light, FAIA (1911-1971). Sackley was never licensed as an architect, but maintained a successful design firm in Palm Springs. He is best known for his Mid-century Modern speculative homes constructed along Caliente Drive. Although some sources associate him with apprenticeship at Taliesin, email exchanges with Taliesin West archivist Margo Stipe indicate Sackley does not appear on any official Taliesin apprentice lists. By June 1986, Sackley was retired from practice. James Hollowell was a Palm Springs attorney. He received his law degree from the University of North Carolina in 1953, and served with the Judge Advocate General's Corps in Stuttgart, Germany, where he prosecuted and defended Army personnel charged with military and civil crimes, until January 1957. Hollowell was admitted to the California Bar in January 1958, and opened his Palm Springs law office in 1959. Sackley and Hollowell received national press coverage when this residence was featured as a "Playboy Pad" in the April 1966 issue of Playboy. Sackley also designed an office building for Hollowell in 1970, located in the Las Palmas Business Historic District at 655 N. Palm Canyon Drive.

Assessor Parcel Number

507225006

Additional APNs

2016 Status Code

5S3

Address 1091

Direction

E

Prefix

Street

San Jacinto

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Freiberg, Myron; Beebe, Dr. M.H.

Historic Name

Common Name

Dolores Del Rio Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable, shed, and hipped roofs with clay barrel tiles and open eaves

Steel-sash casement windows, with divided lights

Round arched opening

Irregular plan around central courtyard; brick veneer exterior walls; wood lintels over windows; round arched, paneled wood door with brick voussoirs; carport

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

The Influence of the Entertainment Industry (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, which was subdivided by local real estate agent John R. Chaffey (1934-36/1945). This property was the residence for silent screen star Dolores Del Rio. (Palm Springs News via Steve Vaught)

Assessor Parcel Number

507226004

Additional APNs

2016 Status Code

5S3

Address 1133

Direction

E

Prefix

Street

San Jacinto

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Casita Mia

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement and picture windows, with divided lights

Attached garage with wood plank door; interior plastered chimney; wood plank shutters

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Screen door added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).

Assessor Parcel Number

507226005

Additional APNs

2016 Status Code

7R

Address 1145

Direction

E

Prefix

Street

San Jacinto

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Gable roof with clay barrel tiles

Masonry walls

Exterior masonry chimney on secondary façade

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).

Assessor Parcel Number

507224008

Additional APNs

2016 Status Code

5S3

Address 1152

Direction

E

Prefix

Street

San Jacinto

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Cable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

Prominent brick chimney on primary façade; two porches with tile pavers, wood posts, corbels, and beams; shouldered brick gateway with wood plank gate; wood board-and-batten shutters

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; no major alterations visible

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).



Assessor Parcel Number

507226008

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1183

Direction

E

Prefix

Street

San Jacinto

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Windows replaced - all

**CUSTOM ALTERATIONS**

Glass block sidelights around primary entrance, large vent added to primary façade; roof cladding replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting and important period of growth and transition. However, the property has been altered and therefore no longer appears eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).

Assessor Parcel Number

207243015

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1250

Direction

E

Prefix

Street

San Jacinto

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1953

Date from Research

1935

Date Source

Architect

Architect Source

Builder

Original Owner

Samson, Herb

Other Owner(s)

Historic Name

Common Name

Samson Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Desert Sands Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

This address does not correspond to a current address

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This address does not correspond to a current street address and the 1935 residence could not be located.

**Notes/Additional Information**

1250 E San Jacinto does not exist. Photograph is of 1260 E San Jacinto, which was constructed in 1953 and therefore does not appear to relate to the 1935 residence listed in the City Historic Resources Database.

Assessor Parcel Number

507243012

Additional APNs

2016 Status Code

7R

Address 1324

Direction

E

Prefix

Street

San Jacinto

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Desert Sands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from the public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

7R
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Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

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Criterion

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Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.

Assessor Parcel Number

508192022

Additional APNs

2016 Status Code

5S3

Address 555

Direction

E

Prefix

Street

San Lorenzo

Suffix

Rd

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1958

Date from Research

Date Source

Architect Kaptur, Hugh

Architect Source

Builder

Original Owner

Lawrence, Fern V.

Other Owner(s)

Historic Name

Impala Lodge

Common Name

Triangle Inn

### RESOURCE INFORMATION

Original Use Commercial

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP6. 1-3 story commercial building



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in steel

Flat roof with wide overhanging eaves

Unadorned wall surfaces

Wood and masonry used as exterior wall panels or accent materials

Flush-mounted metal frame windows and clerestory windows

Grouping of three related buildings; main building with exposed steel wide flange spiderleg frames and glass infill; secondary building with cement plaster panels separated by board-and-batten siding

### GENERAL ALTERATIONS

No major alterations

### CUSTOM ALTERATIONS



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1958

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1958

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post-World War II hotel, reflecting the growth of the tourism industry during the postwar era. It is also significant as a good example of Mid-century Modern commercial architecture designed by prominent architect Hugh Kaptur. The building exhibits quality of design and distinctive features including its expressed steel post-and-beam construction with glass infill.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
<input type="text" value="669452027"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="340"/>	<b>Direction</b>	<input type="text" value="E"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="San Rafael"/>
						<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This address does not correspond to a current street address; it appears that the original property identified on the City list has been demolished..

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z				
669430018									
<b>Address</b>	406	<b>Direction</b>	W	<b>Prefix</b>		<b>Street</b>	San Rafael	<b>Suffix</b>	Dr
<b>Location</b>									

**2016 FIELD PHOTO****CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>		<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

**RESOURCE INFORMATION**

<b>Original Use</b>	Single family property	<b>Stories</b>	1	
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>		
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>	

<b>Architectural Style</b>		<b>Additional Style</b>	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
<input type="text" value="669430018"/>	<input type="text"/>						
<b>Address</b>	<input type="text" value="410"/>	<b>Direction</b>	<input type="text" value="E"/>	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	<input type="text" value="San Rafael"/>
						<b>Suffix</b>	<input type="text" value="Dr"/>
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This address does not correspond to a current street address; it appears that the original property identified on the City list has been demolished.

**Notes/Additional Information**

2/12/2015 photo # 0649-0652 is 410 W San Rafael



Assessor Parcel Number

504122003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 177

Direction

W

Prefix

Street

Santa Catalina

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Decorative elements added, Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

DI

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was nominated for local designation but was determined ineligible. It has been substantially altered, and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

504104003

Additional APNs

2016 Status Code

7R

Address 267

Direction

W

Prefix

Street

Santa Catalina

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Willard, Florence V.

Other Owner(s)

Cortesi, Dante R.

Historic Name

Common Name

Villa Verde

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

Current Use Single-family residence

Tract/Neighborhood

Racquet Club Colony

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.

Assessor Parcel Number

513193007

Additional APNs

2016 Status Code

5S3

Address 421

Direction

Prefix

Street

Santa Rosa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1939

Date from Research 1938

Date Source Desert Sun

Architect Breed, F. Nelson

Architect Source Desert Sun

Builder

Original Owner Romer, Katherine N.

Other Owner(s)

Jordan, Edmund; Alschuler, Ernst; Ridder, Herman

Historic Name Romer Residence; Prin-Tro

Common Name

El Prin-Tro; Romer Residence; Ridder Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Monterey Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

One- and two-story height

L-shaped plan

Low-pitched hipped and gable roofs

Plaster-veneered exterior walls with wood horizontal lap siding in gables

Second-floor covered wood balcony, cantilevered across primary façade and wrapping one side, with simple wood posts and metal railing

Louvered wood shutters

Wood-sash casement windows and French doors with divided lights

Paneled wood door (primary) with sidelights

Prominent exterior plaster veneered chimney on primary façade

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1938

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Monterey Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as a rare example of Monterey Colonial Revival style residential architecture in Palm Springs. It exhibits quality of design and distinctive features including its low-pitched hipped and gable roofs, second story balcony, and wood sash casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Katherine Romer named her home "Prin-Tro," which was designed by New York architect F. Nelson Breed with murals by noted New York muralist Daniel MacMorris. (via Steve Vaught) Franklin Nelson Breed, AIA, was born in Hartford, Connecticut in 1890. After he graduated from MIT in 1913, he worked as a draftsman in the offices of Putnam & Cox in Boston. Prior to establishing his own firm in 1922, he worked for Peabody, Wilson & Brown in New York. Breed's residential work was published in Architecture, Architect, Architectural Forum, and House and Garden. Notable works include the Riverside Yacht Club (1928) in Connecticut, the Douglas Burden Residence (1928) in Bedford, New York and the First Church of Christian Science (1953) in New Canaan, Connecticut.

Assessor Parcel Number

513193006

Additional APNs

2016 Status Code

5S3

Address 453

Direction

Prefix

Street

Santa Rosa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect Brewster & Benedict

Architect Source Palm Springs News, 4/29/1937

Builder

Original Owner Pershing, Frank E.; Outcault, Mary Jane

Other Owner(s)

Historic Name

Common Name

Pershing Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan with radiating wing

Low, horizontal massing with wide street façade

Low-pitched hipped roof with open overhanging eaves and knee braces

Plaster veneered exterior walls

Divided light steel sash casement windows

Attached garage

Louvered shutters

Asymmetrical organization; recessed, paneled wood door (primary) with decorative surround; bay window with standing seam metal hood; exterior plaster-veneered chimney on primary façade

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Garage door replaced



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1938

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as an example of Ranch style architecture by the prominent firm Brewster & Benedict.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Frank Pershing was the nephew of famed WWI General John J. "Black Jack" Pershing; General Pershing visited his nephew here in Palm Springs in the 1930s. Frank Pershing's wife was the former Mary Jane Outcault, daughter of famed cartoonist Richard F. Outcault. Outcault stated he modeled the characters in his Buster Brown comics on his two children - Richard Jr. was "Buster Brown" and Mary Jane was "Mary Jane." Frank Pershing and his brother-in-law Richard F. Outcault Jr. were the owner/builders of the Town House on Belardo. Pershing was active in civic affairs and served on the Palm Springs City Council. (via Steve Vaught) Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number

513193040

Additional APNs

2016 Status Code

5S3

Address

501

Direction

Prefix

Street

Santa Rosa

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1940

Date from Research

Date Source

Architect

Matcham, Charles O.

Architect Source

Desert Sun, 9/22/1939

Builder

Marte, William F.

Original Owner

Peake, Will and Wanda

Other Owner(s)

Shane, Joseph D.

Historic Name

Common Name

Shangrela

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1

Current Use

Single family property

Tract/Neighborhood

Tennis Club

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Low-pitched hipped roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

One-story massing; plastered interior chimneys with decorative hoods; paneled shutters

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; some windows may have been replaced;

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1940

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1940

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as an excellent example of Spanish Colonial Revival style residential architecture designed by noted architect Charles O. Matcham. It exhibits quality of design and distinctive features including its low-pitched hipped roof with clay barrel tiles, hooded chimneys, plaster veneered walls, and steel sash casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Among his most well-known designs was Wrigley Field in Los Angeles (1925) and Robinsons Department Store (1951) in Beverly Hills. Matcham retired in 1969. He died in 1980.

Assessor Parcel Number

512120039

Additional APNs

512120037; 512120072

2016 Status Code

5S3

Address

2524

Direction

Prefix

Street

Sierra Madre

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1966

Date from Research

1963

Date Source

Palm Springs Preservation Foundation, The Architecture of Desert Leisure

Architect

James Schuler & Associates

Architect Source

The Architecture of Desert Leisure

Builder

Original Owner

Sfregola, Dominick

Other Owner(s)

Historic Name

Villa Roma

Common Name

Villa Roma

**RESOURCE INFORMATION**

Original Use

Multi-family residence

Stories

1

Current Use

Multi-family residence

Tract/Neighborhood

Villa Roma

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with overhanging eaves; raised barrel, gable, or flat roofs over unit entrances

Perforated concrete block screen walls

Unadorned wall surfaces with little decorative detailing

Plaster and scored concrete block exterior wall cladding

Flush-mounted metal frame fixed windows and sliding doors

Split-face concrete block raised planters

Recessed paneled wood double doors with transom lights

Residential units in paired linear clusters facing landscaped promenades on one side and driveways with carports on the other; landscaped corner setback with stylized classical pavilions and fountain; landscaping includes clipped hedges and mature olive trees

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

**Period of Significance**

1963

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1963

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of Mid-century Modern multi-family residential planning and design. It exhibits quality of design and distinctive features including its corner setback with stylized classical pavilion, landscaped grounds with clipped hedges and olive trees, linear clusters of residential units facing landscaped promenades, raised unit entrances, and perforated concrete block screen walls.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Roma is composed of 62 attached homes, located on a parcel bordered by Avenida Granada on the north, alleys on the south and east, and Sierra Madre on the west. In this development the Mid-century Modern design of the units was contrasted with a classical open columned rotunda with statue and cypress trees at the northwest corner of the parcel. Villa Roma boasted putting greens, pool, Jacuzzi and cabana with showers, as well as the standard year-round maintenance plan. Little is known about the Garden Grove-based firm James Schuler & Associates. In 1964 the firm was responsible for the design of the Jolly Roger Apartments in Paramount, CA.

Assessor Parcel Number

501031012

Additional APNs

2016 Status Code

5S1

Address 290

Direction

E

Prefix

Street

Simms

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1961-1962

Date from Research

Date Source

Architect

Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wexler Steel House (1 of 7)

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Steel Houses development

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

43

43
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**

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Assessor Parcel Number

510243004

Additional APNs

2016 Status Code

5S3

Address 2359

Direction

E

Prefix

Street

Smokewood

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood The Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Symmetrical façade

Rectangular plan and horizontal massing

Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents

Plaster veneered exterior walls forming wide, uninterrupted expanses

Recessed covered porch with stylized Ionic columns; bay windows with metal hoods

**GENERAL ALTERATIONS**

Decorative elements added, Unknown/not visible, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of way; some windows have been replaced; garage converted to living space; columns may have been added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number

508351012

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 453

Direction

E

Prefix

Street

Sonora

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1946

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Lloyd, J.L.; Nelson, John W.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palm Highlands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Hipped roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash fixed and double-hung windows with divided lights

One story massing; entrance patio with brick wall and pier; exterior brick chimney on primary façade

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Prominent window on primary façade replaced and opening altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, due to alterations it does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert Ransom, a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
508351013							
<b>Address</b>	467	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Sonora
						<b>Suffix</b>	Rd
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1947	<b>Date from Research</b>	c. 1936
<b>Date Source</b>	Visual observation		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Hermosa Casa Chaquita		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Palm Highlands
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert Ransom, a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s.

Assessor Parcel Number

508362001

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 787

Direction

E

Prefix

Street

Sonora

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Levin, Robert

Other Owner(s)

Historic Name

Common Name

Levin Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to upper story, Extensively altered

**CUSTOM ALTERATIONS**

--



**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

009602230; 681080014

Address 2000

Direction

Prefix

Street Southridge

Suffix Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1967

Date from Research

Date Source

Architect Rose & Carlson

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name Tropic Hills Estates; Rimcrest Condominiums

Common Name

Rimcrest Condominiums

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 2

Current Use Multi-family residence

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One story configuration with simple geometric forms stepping up hillside

Terraced horizontal massing

Flat roof with overhanging eaves

Unadorned wall surfaces with no decorative detailing

Plaster veneered exterior walls

Flush-mounted metal frame fixed and sliding windows and sliding doors

Recessed corner balconies with metal railings

Prominent hillside location; condominium complex with residential units in clusters of two to five terraced up hillside; surrounded by landscaped terraces and pools

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1967

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Multi-family Residential Development (1945-1969)

Sub-theme

Period of Significance

1967

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of post-World War multi-family residential development with planning and design features adapted to a hillside environment; and as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive planning features including its horizontal clusters of residential units terraced up the hillside to maximize views and privacy; lushly landscaped terraced gardens; and prominent hillside site.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Tropic Hills Estates/Rimcrest was subdivided by Success Builders, Inc. a partnership between Orange County-based businessmen C.R. Wolven and Kenneth H. Slimmer; it was known by the name Rimcrest as early as 1967. By 1970, Rimcrest was being advertised as "luxurious penthouse condominiums with unsurpassed views of the quite desert." The 51-unit complex consisted of single-story stand-alone and attached homes in groups of one, two, three, and four units as could be clustered onto the rocky ledge. Two master floor plans were developed featuring 1,545 square feet of living space and 275 square feet of deck space. Units were either two-bedroom + den or three-bedroom/two bath. Each unit was terraced to provide maximum view corridors. A terraced stone water feature and swimming pool were centrally located in the complex amid lushly landscaped grounds with dozens of palm trees, a nod to the original name of the development. The original model home for the development, decorated by Arthur Elrod and Eva Gabor Interiors was located at 2110 Southridge Drive.

Assessor Parcel Number

510250031

Additional APNs

2016 Status Code

1S

1CS

5S3

Address 2175

Direction

Prefix

Street

Southridge

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1966

Date from Research 1968

Date Source Lautner MPS

Architect Lautner, John

Architect Source

Builder

Original Owner Elrod, Arthur

Other Owner(s)

Historic Name

Common Name

Arthur Elrod Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Southridge

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Late Modern

Additional Style Expressionist Architecture

**CHARACTER DEFINING FEATURES**

Bold geometric volumes

Large expanses of unrelieved glass and concrete wall surfaces

Exaggerated expression of structure and systems

No applied ornament

Irregular plan following ridgeline; domed roof with radiating angled planes and clerestory windows; glass walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Private road; not accessible or fully visible from public right-of-way; 1971 original zigzagged frameless glass wall replaced by Lautner with curved, retractable glass walls; 1974 Lautner modified the house for subsequent owners

**2016 Status Code**

1S

1CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S3

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern/Expressionist

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The Arthur Elrod House is significant as an excellent example of the Organic- and Expressionist-influenced Mid-century Modern architecture of master architect John Lautner. The Elrod House reflects the stage in Lautner's career during which he was an established and well-recognized architect, known for producing custom-designed residences. The Elrod House exemplifies Lautner's continued experimentation with geometric forms and innovative structural techniques in combination with the Organic principles he learned from Frank Lloyd Wright and his own emphasis on bold geometry, while pushing the boundaries of traditional architectural design and engineering. The Elrod House is exceptionally important as one of Lautner's most iconic and well-known works. It represents his mature style and mastery of concrete construction, and includes several signature design elements. In 2015, it was listed in the National Register of Historic Places as part of the Multiple Property Submission, "The Residential Architecture of John Lautner in Southern California."

**Notes/Additional Information**

In 1968, Lautner designed a home in Palm Springs for interior designer Arthur Elrod. The Elrod House has several similarities to other Lautner projects, including a difficult, sloping site, extensive use of concrete, prominent roof form, and connection of indoor and outdoor space. In this case, however, Lautner is responding to the desert climate and landscape. The concrete roof was designed to shield the occupants from the harsh desert sun, with a wide overhang and triangular cut-outs accommodating skylights that provide indirect light to the interior. Boulders found on the site are incorporated into the design, and the original floor-to-ceiling, zigzag curtain wall in the living room allowed for a connection with the outdoors. Known mostly for his Expressionistic residential designs, John Lautner, FAIA has been called one of the 20th century's most important American architects. Upon graduating from college, Lautner joined the first group of Taliesin Fellows, remaining an apprentice to Frank Lloyd Wright for six years. In 1937, he supervised the construction of two of Wright's projects, and two years later established his own practice in Los Angeles. His first solo project was a house for his own family, which architectural critic Henry-Russell Hitchcock called "the best house by an architect under 30 in the United States." Later Hitchcock remarked that "Lautner's work could stand comparison with that of his master." At the time of his death in 1994, the 83-year-old Lautner was still working on several large projects.

Assessor Parcel Number

510250034

Additional APNs

2016 Status Code

7R

Address 2203

Direction

Prefix

Street

Southridge

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964

Date from Research 1968

Date Source Palm Springs Life

Architect Kaptur, Hugh M.

Architect Source

Builder

Original Owner Morris, Edwin H.

Other Owner(s)

McQueen, Steve

Historic Name

Common Name

Morris Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

Current Use Single-family residence

Tract/Neighborhood

Southridge

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

Two-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in steel

Flat roof wide overhanging eaves

Unadorned wall surfaces; usually with little or no decorative detailing

Plaster and brick exterior wall cladding on primary façade, in running bond

Flush-mounted aluminum sash fixed and jalousie windows in wood frames

Single door with metal screen

Exterior stair with wood railing

Raised brick planters with plaster piers and integral lanterns; mature landscaping

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Private road; not accessible or visible from public right-of-way; no known major alterations

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Hugh Kaptur. However, it is located on a private street and is not fully visible from the public right-of-way. Therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.



Assessor Parcel Number

510250006

Additional APNs

2016 Status Code

7R

Address

2340

Direction

Prefix

Street

Southridge

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1963

Date from Research

1964

Date Source

Architect

Cody, William F.

Architect Source

Builder

Original Owner

Goldberg, Stanley

Other Owner(s)

Historic Name

Common Name

Goldberg Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

Current Use

Single-family residence

Tract/Neighborhood

Southridge

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in steel

Flat roof with wide overhanging eaves

Slumpstone screen walls

Unadorned wall surfaces; usually with little or no decorative detailing

Glass and plaster exterior wall panels

Carport; plaster-veneered retaining wall; mature landscaping

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Private road; not accessible or visible from public right-of-way; no major alterations known

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1964

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect William F. Cody. However, it is located on a private street and is not fully visible from the public right-of-way. Therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.

Assessor Parcel Number

510260020

Additional APNs

2016 Status Code

7R

Address 2399

Direction

Prefix

Street

Southridge

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1983

Date from Research

Date Source

Architect Giddings, Edward

Architect Source LA Times, 5/12/2013

Builder

Original Owner Miller, Lee

Other Owner(s)

Dimick, Frank; Janssen, David

Historic Name La Piedra

Common Name

La Piedra

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Organic Architecture

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from the public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**

Assessor Parcel Number

510260028

Additional APNs

2016 Status Code

7R

Address 2466

Direction

Prefix

Street

Southridge

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1980

Date from Research

Date Source

Architect Lautner, John

Architect Source Lautner MPS

Builder

Original Owner Hope, Bob and Dolores

Other Owner(s)

Historic Name Hope Residence (III)

Common Name

Hope Residence (III)

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Organic Architecture

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from the public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**

The Bob and Dolores Hope House (Palm Springs, originally designed in 1973 and completed in 1979) was one of the "long and frustrating" episodes in Lautner's career. The house was originally designed in 1973, but it wasn't completed until 1979, due to a fire, lawsuits, and redesign. Dolores Hope was taken with Lautner's design of the Elrod House, and she decided she wanted to work with the architect to design her own getaway and entertaining space in the desert. The Hope House is located in the foothills of Palm Springs, on a prominent site with expansive views of the Coachella Valley below. It was originally conceived as a biomorphic, volcanic form. The residence is perhaps Lautner's most visually striking, due in part to its prominent location and its resemblance to a space ship. When Bob Hope first saw the design in 1973, he remarked "at least when they come down from Mars, they'll know where to go." The Hope House was intended to be constructed of concrete, although cost concerns rendered the final house in steel and cement plaster. At the center of the design is an expansive courtyard with a 60-foot opening. Its organically derived spaces are organized to create an open, social area for receptions and parties, for which the house was primarily intended. The roof forms a canopy that shelters the house from the hot desert sun and creates a welcoming atmosphere. The house is more 23,000 square feet, making it Lautner's largest commission.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			7R
505163005					
<b>Address</b>	330	<b>Direction</b>	W	<b>Prefix</b>	
		<b>Street</b>	Stevens	<b>Suffix</b>	Rd
<b>Location</b>					

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1944	<b>Date from Research</b>	c. 1935
<b>Date Source</b>	Visual observation		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Chino Canyon Mesa
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES

Irregular plan and horizontal massing
Gable roof with clay barrel tiles

#### GENERAL ALTERATIONS

Unknown/not visible

#### CUSTOM ALTERATIONS

Not fully visible from public right-of-way



**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Chino Canyon Mesa, which was developed by local realtor Rufus J. Chapman (1907-1970). The forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
505153005							
<b>Address</b>	368	<b>Direction</b>	W	<b>Prefix</b>		<b>Street</b>	Stevens
						<b>Suffix</b>	Rd
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1937	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Jones, Carolyn		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Chino Canyon Mesa
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Other	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to rear/side facade, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

#### CUSTOM ALTERATIONS

Substantially altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Chino Canyon Mesa, which was developed by local realtor Rufus J. Chapman (1907-1970). The forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).

Assessor Parcel Number

505153006

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 388

Direction

W

Prefix

Street

Stevens

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect Brewster & Benedict

Architect Source Desert Sun

Builder

Original Owner

Other Owner(s)

Finchy, Katherine

Historic Name

Common Name

Villa Palmera; Finchy Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Chino Canyon Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; however, a review of aerial photographs reveals that the courtyard has been infilled and there is substantial addition at the rear

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Chino Canyon Mesa, which was developed by local realtor Rufus J. Chapman (1907-1970). The forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president). Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. The Frances S. Stevens School (HSPB-7) was established on land and with funds donated by Prescott T. Stevens, in memory of his wife and her interest in education. The first two rooms were completed in 1927. Katherine Finchy, who arrived in Palm Springs in 1922, became the school's first administrator.

Assessor Parcel Number

505171001

Additional APNs

2016 Status Code

5S3

Address 591

Direction

W

Prefix

Street

Stevens

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect Brewster & Benedict

Architect Source Desert Sun

Builder

Original Owner Brill, Blanche

Other Owner(s)

Haymond, Carl E.; Warner, Harry

Historic Name

Common Name

Warner Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Ranch

Additional Style Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan

Low-pitched hipped roof with open eaves

Low, horizontal massing with wide street façade

Plaster veneer exterior walls

Divided light steel sash casement windows

Attached garage

Asymmetrical composition; rooftop ventilation cupolas; recessed entrance with molded architrave

**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced

**CUSTOM ALTERATIONS**

Roof cladding may have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1937

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Association with Important People

Sub-theme

Period of Significance

1937

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and for its association with movie studio executive Harry Warner. It is also a good example of Ranch-style residential architecture, exhibiting quality of design and distinctive details including the sprawling plan, low-pitched roof with open eaves, divided light steel sash casement windows, and recessed entrance with molded architrave.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Film pioneer Harry M. Warner (1881-1958) was born in Poland, one of 11 children. At age 6, Warner moved with his family to the United States. In 1903, he and three of his brothers began exhibiting films in Pennsylvania. Before World War I, the brothers had moved their production business to Santa Paula, and, in 1917, produced their first widely successful film, *My Four Years in Germany*. In 1926, Harry and his brother Sam pioneered the use of sound in motion pictures through the firm known as Vitaphone, producing *Lights of New York* and *The Jazz Singer* (recognized as the first "talkie"). After Sam died in 1926, Harry became president of Warner Bros. When television began to cut into the film business in the 1950s, Warner gradually retired, dividing his time between Hollywood and New York. He died in 1958.



Assessor Parcel Number

501033001

Additional APNs

2016 Status Code

5S1

Address 3100

Direction

N

Prefix

Street

Sunny View

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1961-1962

Date from Research

Date Source

Architect

Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wexler Steel House (2 of 7)

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Steel Houses development

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

42

42
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**

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Assessor Parcel Number

501031013

Additional APNs

2016 Status Code

5S1

Address 3125

Direction

N

Prefix

Street

Sunny View

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1961-1962

Date from Research

Date Source

Architect Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wexler Steel House (3 of 7)

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Steel Houses development

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

42

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**

Assessor Parcel Number

501031014

Additional APNs

2016 Status Code

5S1

Address 3133

Direction

N

Prefix

Street

Sunny View

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1961-1962

Date from Research

Date Source

Architect

Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wexler Steel House (4 of 7)

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Steel Houses development

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

42

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**

Assessor Parcel Number

501031015

Additional APNs

2016 Status Code

5S1

Address 3165

Direction

N

Prefix

Street

Sunny View

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1961-1962

Date from Research

Date Source

Architect

Wexler & Harrison

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Wexler Steel House (5 of 7)

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Steel Houses development

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--



**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

--

HRI Code

--

2003 Status Code

--

HSPB No.

42

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**

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Assessor Parcel Number

508070016

Additional APNs

2016 Status Code

5S3

Address 211

Direction

N

Prefix

Street

Sunrise

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1969

Date from Research

Date Source

Architect Ricciardi, Robert

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name The Gas Company Building

Common Name

The Gas Company Building

**RESOURCE INFORMATION**

Original Use

Civic

Stories

1

Current Use

Commercial

Tract/Neighborhood

Resource Attribute

HP9. Public utility building

☐ Located in a District?

District

Architectural Style

Late Modern

Additional Style

Brutalist

**CHARACTER DEFINING FEATURES**

Bold geometric volumes

Exposed textured concrete or cement plaster veneer walls

No applied ornament

Flat roof with cantilevered steel canopy

Irregular plan and asymmetrical composition

Metal-framed floor-to-ceiling storefront and fixed windows

Cast-in-place concrete planters and terrace; recessed entrance

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1969

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

1969

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Brutalism

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development, and as an example of Brutalist architecture in Palm Springs by architect Robert Ricciardi. The building exhibits quality of design with distinctive features including its bold geometric volumes, rough textured concrete walls, and flat roof with overhanging canopy.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. Architect Robert Ricciardi, AIA, was born in Los Angeles in 1935. He studied architecture at UC Berkeley, receiving his degree in 1959. He received his architect's license in 1962. He worked for Welton Becket & Associates, Clarence Mayhew, and Donald Wexler before starting his own firm in 1963.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
507295004		6Z	6Z	6Z					
<b>Address</b>	563	<b>Direction</b>	N	<b>Prefix</b>		<b>Street</b>	Sunrise	<b>Suffix</b>	Way
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1945	<b>Date from Research</b>	c. 1935
<b>Date Source</b>	Visual observation		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Extensively altered, Porch altered or enclosed, Windows replaced - all

#### CUSTOM ALTERATIONS

Substantially altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it is not representative of broad patterns of national, state, or local history, was not associated with a significant historical personage, does not appear to be an excellent example of its style or type, and due to substantial alterations, the property does not retain sufficient integrity to convey its historic significance. Therefore, it does not appear eligible for listing in the National Register of Historic Places, the California Register, or as a Class 1 historic site.

Assessor Parcel Number

502161004

Additional APNs

2016 Status Code

5S3

Address 100

Direction

S

Prefix

Street

Sunrise

Suffix

Way

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research 1959

Date Source Patrick McGrew (unconfirmed)

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name Sunrise Center

Common Name

Fresh & Easy Supermarket

### RESOURCE INFORMATION

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging plaster eaves and cantilevered canopies with rounded fascias and standing seam metal cornice

Unadorned wall surfaces with little decorative detailing

Brick wall panels and piers with battered ends

Metal-framed glazed floor-to-ceiling storefront system

Metal screen

Irregular, linear organization fronted by surface parking lot

### GENERAL ALTERATIONS

Windows replaced - some

### CUSTOM ALTERATIONS

Some storefronts have been replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1959

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Commercial Development (1945-1969)

**Sub-theme****Period of Significance**

1959

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of post-World War II commercial development; and as a good example of a Mid-century Modern commercial architecture. It exhibits quality of design with distinctive features including its horizontal massing, simple geometric forms, unadorned brick wall surfaces and piers, and prominent cantilevered roof canopies with rounded fascias and standing seam metal cornice.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, grocery stores, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives and beyond to service new residential developments from the postwar era. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. The date and the architect of this building are unconfirmed; the 1962 Sanborn map did not include Sunrise Road, and a search in the Desert Sun did not provide any information.



Assessor Parcel Number

507092008

Additional APNs

2016 Status Code

5S1

Address 630

Direction

E

Prefix

Street

Tachevah

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research 1934

Date Source Patrick McGrew (Desert Spanish)

Architect

Architect Source

Builder

Original Owner Farrell, Charles

Other Owner(s)

Henry, Alexander Ellwood

Historic Name Farrell Residence

Common Name

Farrell Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood El Mirador Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

80

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-80).

**Notes/Additional Information**

Assessor Parcel Number

507221003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 1057

Direction

E

Prefix

Street

Tachevah

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Minimal Traditional

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration

Medium or low-pitched hip or side-gable roof with shallow eaves

Smooth stucco wall cladding with wood lap accents

Shallow entry porch

Lack of decorative exterior detailing

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; roof cladding may have been replaced; may have a rear addition per aerial maps

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is not fully visible from the public right-of-way; however, it appears to have some alterations, it does not represent early development and it is not a noteworthy example of a style or type. Therefore, it does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.

507133053

□

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1350

E

Tachevah

Dr

## A photograph of a property featuring a white wall and a dense green hedge. Behind the hedge, a small building with a white tower is visible. The property is surrounded by various trees, including several tall palm trees and a large, leafy green tree on the right. The foreground shows a paved road.

\_\_\_\_\_

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## Single family property

1

\_\_\_\_\_

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\_\_\_\_\_

**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

507241008

Additional APNs

2016 Status Code

7R

Address 1395

Direction

E

Prefix

Street

Tachevah

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1941

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Desert Sands Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; may have an addition



**2016 Status Code**

		7R
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1941

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.

Assessor Parcel Number

507310047

Additional APNs

2016 Status Code

5S3

Address 1707

Direction

E

Prefix

Street

Tachevah

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1962

Date from Research

Date Source

Architect

Architect Source

Builder

Alexander Construction Company

Original Owner

Other Owner(s)

Historic Name

Desert Lanai

Common Name

Desert Lanai Model Co-op Apartment

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood

Sunrise Estates

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies; prominent A-frame at primary entrances

Concrete block screen walls

Unadorned plaster wall surfaces

Flush-mounted metal frame fixed windows and sliding doors

Clustered residential units grouped in a hollow rectangular plan around a central garden court and pool

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1962

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1962

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as multi-family residential development by the Alexander Construction Company, and as a good example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features including its clusters of residential units grouped around a central rectangular garden court and pool; pronounced horizontal massing; and prominent A-frame porte-cochere.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Desert Lanai represents the Alexanders' foray into the co-op apartment market. It was developed in at least three phases. Models included a two-bedroom/two deluxe baths and a one-bedroom-plus-den configuration. Like other co-op communities, Desert Lanai offered buyers a property that would be "maintained to perfection, whether you are here or not." The model apartment was located at 1707 E. Tachevah Road, at Sunrise Way.

Assessor Parcel Number

Additional APNs

2016 Status Code

3S

3CS

5S3

Address

Direction

Prefix

Street

Tahquitz

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1920

Date from Research

1830s/1911

Date Source

Steve Vaught

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Tahquitz Ditch

Common Name

Tahquitz Ditch

**RESOURCE INFORMATION**

Original Use

Other

Stories

Current Use

Other

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute

HP20. Canal/aqueduct

☐

Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

c. 1830

Criterion

A/1/3

Context

Early Development (1884-1918)

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

The Tahquitz Ditch is significant as an early 19th century irrigation canal with a direct association with the Cahuilla Indians who were the earliest inhabitants of the Coachella Valley. The Tahquitz Ditch was constructed by the Cahuilla as early as the 1830s.

**Notes/Additional Information**

The Cahuilla constructed the Tahquitz Ditch, a stone-lined canal that carried water for crops and human consumption from the mouth of Tahquitz Canyon to the village at Sec-he, possibly as early as the 1830s. When John Guthrie McCallum arrived in 1884, he expanded the Tahquitz Ditch, increasing its flow by tapping into one of the canyon's springs. McCallum began using water from the ditch to irrigate his ranch, and, as new settlers came, they availed themselves of the water provided by the Tahquitz Ditch. This became increasingly problematic for the Agua Caliente as settlers continued to arrive in Palm Springs. Although McCallum had significantly increased the output of the Tahquitz Ditch, its resources were far from enough to accommodate the influx of new settlement he hoped to generate. In 1887, after forming the Palm Valley Water Company, McCallum embarked on the creation of an extensive new canal that would carry water from the Whitewater River for over eight miles across the rugged desert until it reached the McCallum ranch. In 1911, the Tahquitz Ditch was completely repaired and stone-lined by the Indian Irrigation Service of the U.S. Department of the Interior. (Source: Steve Vaught, Sentinels in Stone)

Assessor Parcel Number	Additional APNs	2016 Status Code			6L
Address		Direction	S	Prefix	
		Street	Tahquitz	Suffix	Dr
Location					

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor	1925	Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name	Rock Walls		
Common Name	Rock Walls		

**RESOURCE INFORMATION**

Original Use	Other	Stories	
Current Use	Other	Tract/Neighborhood	Tahquitz Park Estates
Resource Attribute	HP46. Walls/gates/fences	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		6L
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6L

Period of Significance

1925

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

There are remnant rock walls throughout the Tennis Club neighborhood, as documented by Steve Vaught in his book "Sentinels in Stone." Walls and stone features dating from the 1920s and 1930s should be given special consideration in local planning.

**Notes/Additional Information**



Assessor Parcel Number

513120010

Additional APNs

2016 Status Code

7R

Address 137

Direction

S

Prefix

Street

Tahquitz

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1929

Date from Research c. 1927-1929

Date Source California Southland

Architect

Architect Source

Builder

Original Owner Burnham, John

Other Owner(s)

Crocker, Francis

Historic Name Burnham Artist Colony

Common Name

Finkins (Tinkens) Residence; Colony 29

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

Private road; not accessible or visible from public right-of-way

--

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 3S

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1927-1969

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

c. 1927

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists' colony, and specifically for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the earliest reference to the property as an artists colony, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.

**Notes/Additional Information**

The Burnham property was the site of an artists' colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World's Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the "Street of Spain" for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham's painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists' colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the "Father of the Palm Springs Aerial Tramway." However, the site remained an artists' colony as late as the 1960s or 1970s, as several artists were still living there at that time.

Assessor Parcel Number

513120011

Additional APNs

2016 Status Code

7R

Address 139

Direction

S

Prefix

Street

Tahquitz

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Burnham, Daniel

Other Owner(s)

Crocker, Francis

Historic Name

Burnham Artists Colony

Common Name

Villa Amalfi; Colony 29

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Commercial

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Private road; not accessible or visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937-1969

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1937

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists' colony, and specifically for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the construction date of this property, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.

**Notes/Additional Information**

The Burnham property was the site of an artists' colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World's Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the "Street of Spain" for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham's painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists' colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the "Father of the Palm Springs Aerial Tramway." However, the site remained an artists' colony as late as the 1960s or 1970s, as several artists were still living there at that time.

Assessor Parcel Number

513120013

Additional APNs

2016 Status Code

7R

Address 141

Direction

S

Prefix

Street

Tahquitz

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1929

Date from Research 1927

Date Source California Southland

Architect

Architect Source

Builder

Original Owner Burnham, Daniel

Other Owner(s)

Crocker, Francis

Historic Name Burnham Artists' Colony; Alson Clark House

Common Name

Colony 29

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

Current Use Single-family residence

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Private road; not accessible or visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1927-1969

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1927

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as an example of the 1920s development of Palm Springs as an artists' colony, and specifically as the house and studio of Alson Clark and for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the construction date of this property, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.

**Notes/Additional Information**

The Burnham property was the site of an artists' colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World's Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the "Street of Spain" for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham's painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists' colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the "Father of the Palm Springs Aerial Tramway." However, the site remained an artists' colony as late as the 1960s or 1970s, as several artists were still living there at that time.

Assessor Parcel Number

513120015

Additional APNs

2016 Status Code

7R

Address 143

Direction

S

Prefix

Street

Tahquitz

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1930

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

O'Sullivan, Father John

Other Owner(s)

Historic Name

O'Sullivan Residence

Common Name

Colony 29

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

Current Use

Single-family residence

Tract/Neighborhood

Tahquitz Park Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Private road; not accessible or visible from public right-of-way



**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; however, it is located on a private road and is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark.

Assessor Parcel Number

513120016

Additional APNs

2016 Status Code

7R

Address 147

Direction

S

Prefix

Street

Tahquitz

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1929

Date from Research c. 1929

Date Source California Southland

Architect Sabin, H. Palmer

Architect Source California Southland

Builder

Original Owner Burnham, John

Other Owner(s)

Crocker, Francis

Historic Name Burnham Residence

Common Name

Crocker Residence; Colony 29

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood Tahquitz Park Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Private road; not accessible or visible from public right-of-way

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 3S

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1929-1969

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1929-1950

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Association with Important People

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as the residence of Daniel Burnham; as an example of the 1920s development of Palm Springs as an artists' colony, and specifically for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the construction date of this property, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s. The property is significant as Burnham's house through the 1950s when he sold the property to Francis Crocker.

**Notes/Additional Information**

The Burnham property was the site of an artists' colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World's Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the "Street of Spain" for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham's painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists' colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the "Father of the Palm Springs Aerial Tramway." However, the site remained an artists' colony as late as the 1960s or 1970s, as several artists were still living there at that time.

Assessor Parcel Number	Additional APNs	2016 Status Code	6Z	6Z	6Z				
Address	383	Direction	S	Prefix		Street	Tahquitz	Suffix	Dr
Location									

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor	1924	Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner	Coffman, Earl O.		
Other Owner(s)			
Historic Name	Coffman Residence		
Common Name			

**RESOURCE INFORMATION**

Original Use	Single-family residence	Stories	
Current Use	Single-family residence	Tract/Neighborhood	Tennis Club
Resource Attribute	HP2. Single family property	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Address does not correspond to a current street address. Nellie Coffman's residence was located on the property of the Desert Inn and was demolished. The residence of Coffman's son, George Roberson, is located at 383 W Tahquitz Canyon Parkway (now Le Valauris restaurant, HSPB-21).

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	135	<b>Direction</b>	E	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Tahquitz Canyon
						<b>Suffix</b>	Way
<b>Location</b>	135 E. Tahquitz Dr.						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	Plaza Las Flores		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	Commercial	<b>Stories</b>	2
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	Commercial Corridor
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**



Assessor Parcel Number

508082003

Additional APNs

2016 Status Code

5S3

Address 401

Direction E

Prefix

Street

Tahquitz Canyon

Suffix

Way

Location 401-493 E Tahquitz Canyon Way

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Harrison, Richard

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

NOIA Building; Palm Patencio Building

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One- and two-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Plaster and scored concrete block exterior wall cladding

Metal framed glazed storefront with spandrel panels

Rectangular plan; colonnade at rear; tapered plaster-veneered columns and beams; exterior metal staircase

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by prominent architect Richard Harrison. The building exhibits quality of design with distinctive features including its horizontal massing, expressed post-and-beam construction, tapered plaster-clad columns, flat roof with cantilevered canopy, and exterior staircase.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Architect Richard Arnett Harrison, AIA, was born in Los Angeles. He studied aeronautical engineering in the Navy, and went on to study architecture at the University of Southern California. Harrison worked for William F. Cody from July 1951 to February 1953, where he met his soon-to-be partner, Donald Wexler. Wexler and Harrison went on to build custom homes and several tract home developments in Palm Springs. They dissolved their partnership amicably by 1961, as Harrison preferred to concentrate on residential design and Wexler was interested in civic projects.

Assessor Parcel Number	Additional APNs	2016 Status Code			7R
508100034					
Address	1095	Direction	E	Prefix	
		Street	Tahquitz Canyon	Suffix	Way
Location					

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor	1915	Date from Research	c. 1983 (Gate
Date Source	Palm Springs Life		
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name			
Common Name	Jane Augustine Patencio Cemetery		

RESOURCE INFORMATION

Original Use	Institutional	Stories	
Current Use	Institutional	Tract/Neighborhood	
Resource Attribute	HP40. Cemetery	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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CHARACTER DEFINING FEATURES


GENERAL ALTERATIONS

--

CUSTOM ALTERATIONS

--

**2016 Status Code**

		7R
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

ND- ACBCI - 1

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property went through the local designation process, but was not designated at the request of the Agua Caliente. It was not re-evaluated as part of the 2015 survey project.

**Notes/Additional Information**

The cemetery dates from 1915. In the early 1980s a redesign of the cemetery with landscape and a new gate was commissioned by the Agua Caliente Tribals council. The new gate was dedicated in 1983.

Assessor Parcel Number

502085001

Additional APNs

2016 Status Code

5S3

Address 2244

Direction

E

Prefix

Street

Tahquitz Canyon

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1950

Date from Research

1958

Date Source

Desert Sun

Architect

Architect Source

Builder

O'Brien, William

Original Owner

O'Brien, William

Other Owner(s)

Historic Name

Desert Holly

Common Name

Desert Holly

**RESOURCE INFORMATION**

Original Use

Multi-family residence

Stories

1

Current Use

Multi-family residence

Tract/Neighborhood

Resource Attribute

HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched shed roofs with wide overhanging open eaves

Concrete block screen walls

Unadorned plaster wall surfaces, with little detailing

Wood framed fixed window walls and clerestory windows

Eight residential buildings clustered symmetrically around a central garden court and swimming pool

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1958

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Multi-family Residential Development (1945-1969)

Sub-theme

Period of Significance

1958

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II multi-family residential development; and as a good example of a Mid-century Modern courtyard type, with units oriented around a pool. It exhibits characteristic features of the style, including low-pitched shed roofs with wide overhanging eaves, concrete block screen walls, and clerestory windows.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.

Assessor Parcel Number

502220018

Additional APNs

2016 Status Code

3CS

5S3

Address 2905

Direction

E

Prefix

Street

Tahquitz Canyon

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1969

Date from Research

Date Source

Architect Wexler, Donald

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Prudential Building; Ellerman Medical Building

Common Name

Berkshire Hathaway Home Services

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with overhanging entrance canopy supported on square posts

Unadorned wall surfaces with little decorative detailing

Slumpstone wall cladding

Metal-framed glass walls and fixed windows

Square plan; asymmetrical composition; carved wood doors

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

3CS

Local

5S3

Period of Significance

1969

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by prominent Palm Springs architect Donald Wexler. The building exhibits quality of design with distinctive features including its horizontal massing, expressed post-and-beam construction, wraparound portico supported on slender columns, and slumpstone wall cladding.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
502150005		1S	1CS	5S1					
<b>Address</b>	3200	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Tahquitz Canyon	<b>Suffix</b>	Way
<b>Location</b>									

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1957	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Clark, Frey, Chambers, and Williams		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	City of Palm Springs		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Palm Springs City Hall		

**RESOURCE INFORMATION**

<b>Original Use</b>	Civic	<b>Stories</b>	1
<b>Current Use</b>	Civic	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP14. Government building	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Mid-century Modern	<b>Additional Style</b>	

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

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**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 33

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**

Assessor Parcel Number

502210017

Additional APNs

2016 Status Code

5S3

Address 3255

Direction

E

Prefix

Street

Tahquitz Canyon

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1962

Date from Research

Date Source

Architect Clark & Frey; Williams, E. Stewart

Architect Source Desert Sun; Palm Springs Historical Society; PS Mod

Builder Kretz and Wilson

Original Owner

Other Owner(s)

Historic Name Riverside County Courthouse - Palm Springs Branch

Common Name

Riverside County Courthouse - Palm Springs Branch

**RESOURCE INFORMATION**

Original Use Civic

Stories 1

Current Use Civic

Tract/Neighborhood

Resource Attribute HP14. Government building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed steel post-and-beam construction

Flat roof with wide overhanging canopies

Textured cast-in-place concrete and patterned concrete block walls

Metal storefront walls and windows

Irregular plan; asymmetrical organization; raised entrance plaza with wide concrete steps; recessed entrance with glazed metal doors (primary); steel wide flange colonnade

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Original blue spandrel panels replaced; 1970 rear addition by E. Stewart Williams (per Sidney Williams, E. Stewart Williams, Architect)

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1962

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

1962

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect John Porter Clark, with 1970 addition by E. Stewart Williams. It exhibits quality of design and distinctive features including its horizontal massing, expressed post-and-beam construction, and walls of textured cast-in-place concrete and patterned concrete block.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, city and county facilities, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. They are today regarded as two of the founders of the "Desert Modern" style of architecture. E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark.

Assessor Parcel Number

677270019

Additional APNs

677270030

2016 Status Code

5S1

Address 3400

Direction

E

Prefix

Street

Tahquitz Canyon

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1966

Date from Research

Date Source

Architect Wexler, Donald

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Palm Springs International Airport Main Terminal

Common Name

Palm Springs International Airport Front Façade and Lobby

**RESOURCE INFORMATION**

Original Use Commercial

Stories 2

Current Use Commercial

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

70

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-70).

**Notes/Additional Information**



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	
513141030	513141001		5S1
<b>Address</b>	<b>Direction</b>	<b>Prefix</b>	<b>Street</b>
385	W		Tahquitz Canyon
<b>Suffix</b>			
Way			
<b>Location</b>			

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1927	<b>Date from Research</b>	1924
<b>Date Source</b>	Survey: Tennis Club Neighborhood		
<b>Architect</b>	Tanner, William Charles ; Cody, William F. (Addition/ remodel)		
<b>Architect Source</b>	Cody Archives		
<b>Builder</b>	Roberson, George		
<b>Original Owner</b>	Roberson, George		
<b>Other Owner(s)</b>			
<b>Historic Name</b>	Roberson Residence		
<b>Common Name</b>	Le Vallauris		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

21

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**2016 EVALUATION**

National Register

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California Register

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Local

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-21).

**Notes/Additional Information**

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<b>Assessor Parcel Number</b>	<b>Additional APNs</b>		<b>2016 Status Code</b>		6Z	6Z	6Z
<input type="text"/>	<input type="text"/>						
<b>Address</b>	389	<b>Direction</b>	W	<b>Prefix</b>	<input type="text"/>	<b>Street</b>	Tahquitz Canyon
						<b>Suffix</b>	Way
<b>Location</b>	<input type="text"/>						

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	1917	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	Kieley Residence; Big Orr		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	Single-family residence	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text"/>	<b>Tract/Neighborhood</b>	Tennis Club
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

513110035

Additional APNs

2016 Status Code

SS1

Address 412

Direction

W

Prefix

Street

Tahquitz Canyon

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1924

Date from Research 1925

Date Source Steve Vaught, Einstein Dreamt Here - The Willows Historic Palm Springs Inn

Architect Dodd & Richards

Architect Source

Builder

Original Owner Mead, William and Nella Wilde

Other Owner(s)

Untermeyer, Samuel and Alvin; Brown, James and Patricia

Historic Name Mead Residence; Untermeyer Residence

Common Name

The Willows

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2 1/2

Current Use Commercial

Tract/Neighborhood

Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

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HSPB No.

34

--

**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

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Period of Significance

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Criterion

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Context

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Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-34).

**Notes/Additional Information**

The historic marker incorrectly states the date of construction and the name of the architect. The Willows is one of the most historically significant residences in the Coachella Valley and has been the setting for visits by world renowned figures in politics, science, the arts and business. The most famous visitor to The Willows was Dr. Albert Einstein who stayed there three times: 1931, 1932 and 1933. (via Steve Vaught)

Assessor Parcel Number

513110036

Additional APNs

2016 Status Code

5S3

Address 468

Direction

W

Prefix

Street

Tahquitz Canyon

Suffix

Way

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research 1925

Date Source Steve Vaught

Architect Dodd & Richards

Architect Source Steve Vaught

Builder

Original Owner Bishop, Roland and Dorothy Green

Other Owner(s)

Historic Name Bishop Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 2

Current Use Single-family residence

Tract/Neighborhood Tennis Club

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan

Gable roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows with divided lights

Two-story volume built into the hillside

**GENERAL ALTERATIONS**

Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Window surrounds appear to have been added



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1925

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. The Willows and Bishop houses were built together as twin properties. Roland P. Bishop was a major Los Angeles business figure who was the head of Bishop & Co., Southern California's largest confectioner and baked goods purveyor (purchased by the National Biscuit Co - NABISCO). His wife, Dorothy, was the daughter of Burton Green, a founder of Beverly Hills. Architect William James Dodd, AIA, was an American architect and designer who worked mainly in Louisville, Kentucky from 1886 to 1912 and in Los Angeles from 1913 until his death in 1930. Dodd was inspired by the First Chicago School of architecture, though he was also influenced by the classical aesthetic of the Beaux-Arts style. Dodd's design work also included functional and decorative architectural glass and ceramics, furniture, home appliances, and literary illustration. William Richards was born in Dewsbury, England in 1873. He studied at Queens College in Cambridge and then began practicing architecture. He immigrated to Los Angeles in 1912. In 1915, he formed a partnership with William J. Dodd, which lasted until Dodd's death in 1930.

Assessor Parcel Number

507181002

Additional APNs

2016 Status Code

5S3

Address 275

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1939

Date from Research

Date Source

Architect Clark, John Porter with Frey, Albert

Architect Source

Builder

Original Owner Cretney, Jack Douglas, and Corbett, Joseph Michael

Other Owner(s)

Historic Name Chaney Apartments

Common Name

Chaney Apartments

**RESOURCE INFORMATION**

Original Use Multi-family property

Stories 1

Current Use Multi-family property

Tract/Neighborhood

Palm Springs Estates

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Unadorned plaster wall surfaces

Two buildings with rectangular plans, flanking central garden court and pool; parking apron in front setback

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Multi-family Residential Development between the Wars (1919-1941)

Sub-theme

Period of Significance

1939

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of early multi-family/seasonal tourist residential development in Palm Springs; and as the work of prominent architects Clark & Frey. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant prewar examples are rare.

**Notes/Additional Information**

Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as "apartment-hotels" with "housekeeping apartments" where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.

Assessor Parcel Number

507162004

Additional APNs

2016 Status Code

7R

Address 346

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner Wertheimer, Al

Other Owner(s)

Schenck, Joe; Zanuck, Darryl F.

Historic Name

Common Name

Ric-Su-Dar

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Las Hacienditas

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Arcades

One- and two-story massing; multiple buildings on property

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Very large estate property; not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1935

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be a significant example of Spanish Colonial Revival residential architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. Al Wertheimer was a member of Detroit's Purple Gang. His reputation included co-orchestrating the Valentine's Day Massacre with Al Capone. In 1934, Wertheimer moved to Palm Springs, and built the Colony Palms Hotel (originally named The Colonial House). He also opened The Dunes club, a popular speakeasy, which was also a brothel and gambling house.

Assessor Parcel Number

507181005

Additional APNs

2016 Status Code

5S3

Address 367

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Shepard, E.T.

Other Owner(s)

Whitney, George K.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1 1/2

Current Use Single family property

Tract/Neighborhood

Palm Springs Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Vertical wood tongue-and-groove siding

Steel-sash casement windows with divided lights

Brick chimney; brick pier with wood cupola

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; 1949 addition; 1950 pool added; comparison of current aerial photos with 1962 Sanborn indicates that otherwise the footprint is intact

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.” The original owner of this property appears to be E.T. Shepard of Oregon per 1939 Palm Springs City Directory. An addition was made by new owner George K. Whitney in 1949 (Desert Sun, 12/13/49), and he added a pool in 1950. Whitney was a prominent amusement park operator known as “The P.T. Barnum of the West.” He owned Whitney's at the Beach in San Francisco, the Playland Amusement Pal and Cliff House Restaurant in San Francisco. Whitney died in 1958 after living in Palm Springs for 15 years (Desert Sun, January 21, 1958).



Assessor Parcel Number

507182004

Additional APNs

2016 Status Code

5S3

Address 535

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research c. 1929

Date Source City Directory

Architect

Architect Source

Builder

Original Owner Newhall, George Almer, Sr.

Other Owner(s)

DeGraff, LeGrand Simson

Historic Name Newhall Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Las Hacienditas

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Colonnade with square plastered columns

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Very large estate property; not fully visible from public right-of-way; no major alterations visible

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. The original owner of this property was George A. Newhall (1862-1929) per ancestry.com and the 1929 City Directory. The architect may have been Lewis P. Hobart, but that is unconfirmed. Hobart was the family architect for the Newhalls, designing both of their other residences as well as their commercial buildings in San Francisco. Other owners include LeGrand S. DeGraff and wife Norma (1939 City Directory). The New York DeGraffs were fixtures in Palm Springs society for over 10 years. In 1945, Private Elfreda A Schull, a WAC (Women's Army Corps), lived at the house (Desert Sun, 9/21/45). Owners in the mid-1950s were William and Vera H. Tackett. Tackett appears to be an owner of commercial real estate in Palm Springs, served on various business boards and civic committees (including the Palm Springs Art Museum and Chamber of Commerce. (Desert sun 4/29/58).

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
507233018							
<b>Address</b>	1044	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Tamarisk
						<b>Suffix</b>	Rd
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1937	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Woodmansee, Dr. Clarence		
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	La Rambla Tract; Movie Colony East Neighborhood
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Ranch	<b>Additional Style</b>	Hacienda
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Addition to primary facade, Chimney altered, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

#### CUSTOM ALTERATIONS

Substantially altered

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.

Assessor Parcel Number

507234015

Additional APNs

2016 Status Code

7R

Address 1122

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East Neighborhood

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.

Assessor Parcel Number

507262003

Additional APNs

2016 Status Code

5S3

Address 1149

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories

1

Current Use Single-family residence

Tract/Neighborhood

La Rambla Tract; Movie Colony East

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, linear plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves

Plaster veneered exterior walls

Divided light steel sash casement windows

Wide, covered front porch with wood posts and railing

Wood shutters

Wood rail and brick pier fence

**GENERAL ALTERATIONS**

Carport added

**CUSTOM ALTERATIONS**

Carport added to primary façade



**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1935

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as a good example of Ranch-style residential architecture. The building exhibits quality of design and distinctive features including its low horizontal massing, wide street facade, long covered porch with paired wood posts and wood railing, and divided light steel sash casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number

507255008

Additional APNs

2016 Status Code

5S1

Address 1320

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research 1937

Date Source Patrick McGrew

Architect Fischer, Howard T. (General Houses, Inc.)

Architect Source Palm Springs City Council Staff Report, 2/6/2013: Case H  
CDD 07-1220 E. Tamarisk Road

Builder General Houses, Inc. (Developer)

Original Owner Lindop, Edward

Other Owner(s)

Stern, Charles; Black, Michael and Barbara

Historic Name General Houses, Inc. Model Home

Common Name

General Houses, Inc. Model Home

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Desert Sands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

5S3
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HSPB No.

87

**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

**Statement of Significance**

Designated, did not re-evaluate (HSPB-87).

**Notes/Additional Information**

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Assessor Parcel Number

507256011

Additional APNs

2016 Status Code

7R

Address 1400

Direction

E

Prefix

Street

Tamarisk

Suffix

Rd

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1949

Date from Research 1948

Date Source City Directory

Architect Coffey, Arthur

Architect Source

Builder

Original Owner Singleton, L.S.

Other Owner(s)

Davis, Joan

Historic Name Singleton Residence

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Desert Sands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration

Horizontal massing

Low-pitched shed roof with wide overhanging eaves

Large masonry chimney

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1948

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of Mid-century Modern residential architecture. However, it is not fully visible from the public right-of-way, therefore additional information about its design and integrity are needed to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Arthur J. Coffey was a Palm Springs contractor whose firm is often credited with the design work for many of the homes they built. During the mid-1950s, Coffey was also a building inspector for the City of Palm Springs.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
507030031							
<b>Address</b>	455	<b>Direction</b>		<b>Prefix</b>		<b>Street</b>	The Palms
						<b>Suffix</b>	St
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1950	<b>Date from Research</b>	1935
<b>Date Source</b>	City Historic Resources Database		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>	Epstein, Abraham L		
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>
<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	

#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Windows replaced - all
---

#### CUSTOM ALTERATIONS

Screen door added; garage door replaced
---

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**



Assessor Parcel Number

507030032

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 475

Direction

Prefix

Street The Palms

Suffix St

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Garage door replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

507030027

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 486

Direction

Prefix

Street

The Palms

Suffix

St

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Unknown/not visible, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
507030033							
<b>Address</b>	537	<b>Direction</b>		<b>Prefix</b>		<b>Street</b>	The Palms
						<b>Suffix</b>	St
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1946	<b>Date from Research</b>	c. 1935
<b>Date Source</b>	Visual observation		
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Ranch	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Door (primary) replaced, Wall cladding replaced, Windows replaced - all
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#### CUSTOM ALTERATIONS

Garage door replaced
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>							
507030040		6Z	6Z	6Z					
<b>Address</b>	580	<b>Direction</b>		<b>Prefix</b>		<b>Street</b>	The Palms	<b>Suffix</b>	St
<b>Location</b>									

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1937	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>	Spanish Colonial Revival	<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Decorative elements added, Wall cladding replaced, Windows replaced - all
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#### CUSTOM ALTERATIONS

Garage enclosed and added to living space
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

507030034

Additional APNs

2016 Status Code

7R

Address 581

Direction

Prefix

Street The Palms

Suffix St

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Plaster veneered exterior walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.

Assessor Parcel Number

508220008

Additional APNs

2016 Status Code

5S3

Address 643

Direction

S

Prefix

Street

Thornhill

Suffix

Rd

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor c. 1950

Date from Research 1963

Date Source Desert Sun advertisement, 9/25/1963

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Villa Ramona; Thornhill Apartments

### RESOURCE INFORMATION

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood Thornhill Tract

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat and low-pitched gable roof with wide overhanging eaves

Plaster and stone used as exterior wall panels and accent materials

Fixed and jalousie clerestory windows

Multple units arranged in hollow rectangular plan around central patio and pool; symmetrical composition; central entrance passage

### GENERAL ALTERATIONS

No major alterations

### CUSTOM ALTERATIONS

Decorative metal gates added at entrance

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1963

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of a Mid-century Modern courtyard apartment, with units oriented around a pool. The primary facade exhibits characteristics of the style, including the wide front gable roof, stone veneer, and clerestory windows.

**Notes/Additional Information**

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	1S	1CS	5S1
009619208					
<b>Address</b>	1	<b>Direction</b>		<b>Prefix</b>	
				<b>Street</b>	Tramway
				<b>Suffix</b>	Rd
<b>Location</b>					

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>		<b>Date from Research</b>	c. 1963
<b>Date Source</b>			
<b>Architect</b>	Frey & Chambers		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>			
<b>Historic Name</b>			
<b>Common Name</b>	Palm Springs Tramway Valley Station		

#### RESOURCE INFORMATION

<b>Original Use</b>	Commercial	<b>Stories</b>	2
<b>Current Use</b>	Commercial	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 33

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**



Assessor Parcel Number

507184010

Additional APNs

2016 Status Code

5S3

Address 388

Direction

Prefix

Street

Valmonte Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Simon, Lloyd and Amy

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Palm Springs Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, U-shaped plan

Low-pitched gable roof with clay barrel tiles and open eaves

Plaster veneer exterior walls

Divided light steel sash casement windows

Wide, covered front porch with brick columns

Brick chimney

**GENERAL ALTERATIONS**

Door (primary) replaced, No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1935

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Hacienda Ranch-style architecture, exhibiting quality of design and distinctive features including its sprawling U-shaped plan, clay barrel tile roofing, wide porch with brick columns, and steel sash casement windows.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.” Per the 1939 Palm Springs City Directory, the property was owned by Lloyd and Amy Simon. Lloyd Simon was an insurance broker and civic leader who came to Palm Springs in 1937. Amy Simon was active in a number of charity organizations (Desert Sun, February 6, 1969).

Assessor Parcel Number

507186007

Additional APNs

2016 Status Code

5S3

Address 487

Direction

Prefix

Street

Valmonte Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Hurd, Helen

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Palm Springs Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Parabolic arched openings

Circular entrance tower

Plastered masonry perimeter wall; plastered chimneys with decorative hoods; cast plaster moldings over some windows

**GENERAL ALTERATIONS**

Addition to primary facade

**CUSTOM ALTERATIONS**

Parabolic arcade around entrance tower appears to be added; strip window in entrance tower appears to be added; garage door replaced

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1937

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1937

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive design details including its irregular plan, horizontal massing, varied roof forms with clay barrel tiles and open eaves, circular tower, and parabolic arched openings.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.” Helen Hurd was a longtime Palm Springs resident and active in the social and philanthropic scene.

Assessor Parcel Number

507255001

Additional APNs

2016 Status Code

7R

Address 1213

Direction

E

Prefix

Street

Verbena

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1939

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single family property

Tract/Neighborhood

Desert Sands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan

Low, horizontal massing with wide street façade

Low-pitched hipped roof with open overhanging eaves

Plaster veneer exterior walls

Divided light wood sash windows

Wide, covered front porch with wood posts

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1939

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It also appears significant for its Ranch-style architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number

507253009

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 1272

Direction

E

Prefix

Street

Verbena

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1955

Date from Research

Date Source

Architect Wexler, Donald

Architect Source

Builder

Original Owner Wexler, Donald

Other Owner(s)

Historic Name

Wexler Residence

Common Name

Wexler Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single family property

Tract/Neighborhood

Desert Sands

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Vertical wood siding

L-shaped plan

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; 2008 interior remodel and new landscaping



**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1955

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Donald Wexler as his own home. It exhibits quality of design and distinctive features including the expressed post-and-beam construction, wide overhanging eaves, integration of indoor and outdoor space, and large expanses of glass.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84). This property was Wexler's own home and was designed to be expanded as his family grew.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>			6Z	6Z	6Z
507255004							
<b>Address</b>	1285	<b>Direction</b>	E	<b>Prefix</b>		<b>Street</b>	Verbena
						<b>Suffix</b>	Dr
<b>Location</b>							

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1942	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>			
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Florsheim, Irving S.		
<b>Other Owner(s)</b>			
	Miranda, Carmen		
<b>Historic Name</b>			
<b>Common Name</b>			

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Desert Sands
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Windows replaced - all
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#### CUSTOM ALTERATIONS

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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

Assessor Parcel Number

505192004

Additional APNs

2016 Status Code

5S1

Address 383

Direction

W

Prefix

Street

Vereda Norte

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Powell, William and "Mousie"

Other Owner(s)

Pearson, Esther B.

Historic Name

Powell Residence

Common Name

Powell Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
--	--	-----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

--

HSPB No.

28

28
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

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Criterion

--

Context

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Theme

--

Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-28).

**Notes/Additional Information**

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<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="7R"/>
<input type="text" value="507091002"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="688"/>	<b>Direction</b>	<input type="text" value="E"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Vereda Sur"/>	<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1950"/>	<b>Date from Research</b>	<input type="text" value="1937"/>
<b>Date Source</b>	<input type="text" value="Desert Sun 4/9/1937"/>		
<b>Architect</b>	<input type="text" value="Pennell, W.C."/>		
<b>Architect Source</b>	<input type="text" value="Desert Sun, 4/9/1937"/>		
<b>Builder</b>	<input type="text" value="Holton, Harry E."/>		
<b>Original Owner</b>	<input type="text" value="Neustedter, Meyer; Levie, Joseph R."/>		
<b>Other Owner(s)</b>	<input type="text" value="Joseph, Milton E.; Florsheim, Irving S.; Bakker, Jim and Tammy Faye"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Florsheim Residence"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="El Mirador Estates"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible
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**CUSTOM ALTERATIONS**

Not visible from public right-of-way
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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens' daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. The Florsheims owned this house from at least the mid-1940s. In 1955, they engaged famed interior designer William "Billy" Haines to redecorate the house.



Assessor Parcel Number

507092003

Additional APNs

2016 Status Code

1S

1CS

5S3

Address 695

Direction

E

Prefix

Street

Vereda Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research 1941

Date Source Joseph Rosa, Albert Frey: Architect

Architect Frey, Albert

Architect Source Joseph Rosa, Albert Frey: Architect

Builder

Original Owner Sieroty, Julian

Other Owner(s)

Historic Name Sieroty Residence

Common Name

Sieroty Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style International Style

Additional Style

**CHARACTER DEFINING FEATURES**

Rectangular massing

Balance and regularity, but no symmetry

Flat roof with overhanging soffit

Absence of ornamentation

One-story height; cement plaster exterior wall finish; steel sash fixed and casement windows; corner windows; recessed corner porch and carport supported on steel pipe columns; flush wood door with porthole

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Swimming pool added in 1951; sliding doors added to bedroom in 1958; corrugated metal equipment screen added to roof in 1965; living room addition

**2016 Status Code**

1S

1CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S3

Period of Significance

1941

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

International Style

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of International Style architecture designed by the prominent Palm Springs firm Clark & Frey. It exhibits quality of design with distinctive features including its rectangular massing, flat roof with overhanging soffit, steel sash windows, and smooth cement plaster veneer. In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey." Per the nomination: As an early example of Albert Frey's residential work, the Sieroty House is important because it demonstrates Frey's initial use of stucco as an exterior finish in contrast with his preference for corrugated metal or concrete asbestos board cladding requiring little to no maintenance that appeared on his own homes and later residential commissions. The house is clearly a Frey design in its flat roof, deep eaves, metal-framed windows, generous use of plate glass windows and sliding glass doors, and slender pipe roof supports. An absence of applied ornamentation and a rejection of historical references further denote the house as representative of the modern movement.

**Notes/Additional Information**

Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1952 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
507092004		6Z	6Z	6Z
<b>Address</b>	<b>Direction</b>	<b>Prefix</b>	<b>Street</b>	<b>Suffix</b>
723	E		Vereda Sur	
<b>Location</b>				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1952	<b>Date from Research</b>	1936
<b>Date Source</b>	Joseph Rosa, Albert Frey: Architect		
<b>Architect</b>	Clark & Frey		
<b>Architect Source</b>	Joseph Rosa, Albert Frey: Architect		
<b>Builder</b>			
<b>Original Owner</b>			
<b>Other Owner(s)</b>	Beecher, Irving		
<b>Historic Name</b>	Halberg Residence		
<b>Common Name</b>	Beecher Residence		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

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#### CUSTOM ALTERATIONS

Demolished
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The 1936 residence by Albert Frey has been demolished.

**Notes/Additional Information**

Assessor Parcel Number

505221008

Additional APNs

2016 Status Code

5S3

Address 120

Direction

W

Prefix

Street

Vereda Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research 1952

Date Source Steven Keylon

Architect Burns, Herbert

Architect Source Steven Keylon

Builder

Original Owner Harvick, Bill and Marjorie

Other Owner(s)

Historic Name Desert-Ho Resort Hotel

Common Name

La Posada Hotel

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood Las Palmas Estates

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and layered canopies

Metal louver screen

Unadorned wall surfaces; usually with little or no decorative detailing

Plaster and stone used as exterior wall panels and accent materials

Flush-mounted metal frame windows

U-shaped plan around central patio with swimming pool; perforated concrete block screen wall

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1952

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road. Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

505221009

Additional APNs

2016 Status Code

7R

Address 196

Direction

W

Prefix

Street

Vereda Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1938

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner Kumpe, K.B.

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Maonry veneer walls with weeping mortar

Corredor with square masonry piers

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; masonry wall and gate added; comparison of aerial photographs and 1962 Sanborn reveal footprint intact, with one small addition to the secondary facade; windows may have been replaced



**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1938

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1938

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number

505221011

Additional APNs

2016 Status Code

7R

Address 260

Direction

W

Prefix

Street

Vereda Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research 1928

Date Source 1929 Sanborn

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Evans, Rold H., Estate

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with clay barrel tiles and open overhanging eaves

Stone veneered exterior walls

Stone chimney

**GENERAL ALTERATIONS**

Addition to rear/side facade, Garage added, Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; comparison of current aerial photos with 1929 and 1962 Sanborn maps indicates addition to west (side) façade and addition of accessory structure, possibly a garage or carport, in front setback

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1928

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way and therefore additional information about its integrity is required to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number

505201009

Additional APNs

2016 Status Code

5S3

Address 300

Direction

W

Prefix

Street

Vereda Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves

Masonry veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

Decorative wrought iron grilles

Brick chimney with terra cotta cap; recessed entrance with architrave and cornice; wood plank door (primary) with speakeasy; pilasters framing window grouping

**GENERAL ALTERATIONS**

Addition to rear/side facade, Garage added

**CUSTOM ALTERATIONS**

Garage added to rear

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1935

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1935

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as an excellent example of Spanish Colonial Revival style residential architecture. The building exhibits quality of design and distinctive features including its masonry veneered walls, recessed entrance with architrave and cornice, steel sash casement windows, decorative metal grilles, and wood plank door.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number

505202007

Additional APNs

2016 Status Code

7R

Address 321

Direction

W

Prefix

Street

Vereda Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect Clark, John Porter

Architect Source

Builder

Original Owner Kellogg, Spencer

Other Owner(s)

Jones, E.W.

Historic Name Spencer Kellogg Residence and Studio

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves

Towers

Interior plastered chimneys with terra cotta chimney pots

**GENERAL ALTERATIONS**

Addition to rear/side facade, Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; tower altered; large addition to side façade

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1934

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival-style architecture by prominent Palm Springs architect John Porter Clark. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."



Assessor Parcel Number

505201011

Additional APNs

2016 Status Code

7R

Address 374

Direction

W

Prefix

Street

Vereda Sur

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1929

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Easton, Gertrude

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number

507194001

Additional APNs

2016 Status Code

7R

Address 570

Direction

N

Prefix

Street

Via Corta

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect Matcham, Charles O.

Architect Source Pacific Coast Architecture Database; Steve Vaught

Builder

Original Owner Walker, William T.

Other Owner(s)

Correll, Charles; Sprouse, A.R.; Jolson, Al; Krasna, Norman; Duncan, Donald; Jones, Allan; Grow, Dr. Kenneth

Historic Name

Common Name

Al Jolson Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Palm Springs Estates

Resource Attribute HP2. Single family property

☒ Located in a District?

District Movie Colony

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Large estate property; main house not visible from public right-of-way

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1934

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

The Influence of the Entertainment Industry (1919-1941)

Sub-theme

Period of Significance

1934

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and for its association with the entertainment industry as the residence of Al Jolson. It may also be eligible as the work of architect Charles O. Matcham. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as "The Movie Colony." Architect Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute. Matcham retired in 1969, and died in 1980. This property is best known as the home of entertainer, Al Jolson. Al Jolson was an American singer, actor and comedian and at the peak of his career was dubbed "The World's Greatest Entertainer." It was published in Architectural Digest, Volume IX No. 2, 1935; California Arts & Architecture, February 1938; and Architectural Record, March, 1940.

Assessor Parcel Number

507510033

Additional APNs

2016 Status Code

5S3

Address 1220

Direction

N

Prefix

Street

Via Donna

Suffix

Location

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

Date from Tax Assessor 1928

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

El Mirador Golf Club

Other Owner(s)

Historic Name

Common Name

El Mirador Golf Club Clubhouse

#### RESOURCE INFORMATION

Original Use Commercial

Stories

1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP6. 1-3 story commercial building

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

#### CHARACTER DEFINING FEATURES

Gable roof with clay barrel tiles

Plaster veneered exterior walls

Steel casement windows

#### GENERAL ALTERATIONS

Addition to primary facade

#### CUSTOM ALTERATIONS

Not fully visible from public right-of-way; addition on what is now the street façade

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1928

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Retail &amp; Entertainment Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a remnant of the El Mirador Golf Course, established by Prescott Stevens in the 1920s to encourage tourism and residential sales in Palm Springs.

**Notes/Additional Information**

This property is a remnant of the El Mirador Golf Course, which was developed by Prescott Stevens near the El Mirador Hotel in the 1920s to support tourism and residential sales. As a result of the Great Depression the golf course closed and the hotel was sold. In 1935, the El Mirador Estates subdivision was established on the former grounds of the golf course. This property appears to be the golf course clubhouse. (association with El Mirador confirmed via Steve Vaught)

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>		
<input type="text" value="504192028"/>	<input type="text"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>
<b>Address</b>	<input type="text" value="596"/>	<b>Direction</b>	<input type="text" value="W"/>	<b>Prefix</b>
				<input type="text"/>
<b>Street</b>	<input type="text" value="Via Escuela"/>		<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>			

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1937"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
	<input type="text"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		
	<input type="text"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Palm Springs Village"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b>
			<input type="text"/>
<b>Architectural Style</b>	<input type="text" value="Spanish Colonial Revival"/>	<b>Additional Style</b>	<input type="text"/>

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all
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**CUSTOM ALTERATIONS**

Primary entrance - opening altered
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**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. The property is located in the Palm Springs Village Tract. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was subdivided in 1936-37. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	1S	1CS	5S1
504193002					
<b>Address</b>	651	<b>Direction</b>	W	<b>Prefix</b>	
		<b>Street</b>	Via Escuela	<b>Suffix</b>	
<b>Location</b>					

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	1956	<b>Date from Research</b>	
<b>Date Source</b>			
<b>Architect</b>	Frey, Albert		
<b>Architect Source</b>			
<b>Builder</b>			
<b>Original Owner</b>	Carey, Laura		
<b>Other Owner(s)</b>			
<b>Historic Name</b>	Carey House		
<b>Common Name</b>	Carey House		

#### RESOURCE INFORMATION

<b>Original Use</b>	Single-family residence	<b>Stories</b>	1
<b>Current Use</b>	Single-family residence	<b>Tract/Neighborhood</b>	Palm Springs Village
<b>Resource Attribute</b>	HP2. Single family property	<input type="checkbox"/> Located in a District?	<b>District</b>

<b>Architectural Style</b>		<b>Additional Style</b>	
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

--

#### CUSTOM ALTERATIONS

--

**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 33

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**

Assessor Parcel Number

505241005

Additional APNs

2016 Status Code

6Z

Address 212

Direction

W

Prefix

Street

Via Lola

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1944

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 2

Current Use Single family property

Tract/Neighborhood

Merito Vista

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		6Z
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."

Assessor Parcel Number

505241006

Additional APNs

2016 Status Code

7R

Address

216

Direction

W

Prefix

Street

Via Lola

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1940

Date from Research

Date Source

Architect

Clark, John Porter

Architect Source

Limelight, 12/30/1939

Builder

Wilson & Sorum

Original Owner

Boyd, Florian

Other Owner(s)

Historic Name

Boyd Residence

Common Name

Boyd Residence

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1

Current Use

Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

Hacienda

**CHARACTER DEFINING FEATURES**

One-story, sprawling, L-shaped plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves and clay barrel tiles

Plaster veneer exterior walls

Divided light steel sash casement windows

Wide, covered front porch with wood posts

**GENERAL ALTERATIONS**

Addition to rear/side façade

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; carport added to side façade

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1940

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1940

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of pre-World War II residential development, reflecting an important period of growth and transition. It may also be significant as an example of Hacienda Ranch-style residential architecture designed by prominent local architect John Porter Clark. However, it is not fully visible from the public right-of-way; therefore, additional information about the integrity of the property is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. The original owner of this property was Florian Boyd, who served as mayor of Palm Springs in the 1950s.



Assessor Parcel Number

505252007

Additional APNs

2016 Status Code

3S

3CS

5S3

Address 375

Direction

W

Prefix

Street

Via Lola

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1954

Date from Research

1959

Date Source

Steel & Shade: The Architecture of Donald Wexler

Architect

Wexler & Harrison

Architect Source

Steel & Shade: The Architecture of Donald Wexler

Builder

Original Owner

Howard, Bob

Other Owner(s)

Historic Name

Howard Residence

Common Name

Howard Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Merito Vista

Resource Attribute

HP2. Single family property



Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Wood and masonry used as exterior wall panels and accent materials

Flush-mounted metal frame windows

L-shaped plan with attached garage; vertical wood siding and slumpstone veneer; recessed entrance with double flush doors

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; no major alterations visible; garage doors replaced

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent local architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including the flat roof with wide overhanging eaves and cantilevered canopies, and wood and masonry used as exterior wall panels and accent materials.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="7R"/>
<input type="text" value="505252003"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="521"/>	<b>Direction</b>	<input type="text" value="W"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Via Lola"/>	<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	<input type="text" value="1963"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text" value="Kaptur, Hugh"/>		
<b>Architect Source</b>	<input type="text" value="Tahquitz Plaza Class 1 Historic Site nomination"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text" value="Griffing, Thomas"/>		
<b>Other Owner(s)</b>	<input type="text" value="Kaptur, Hugh and Rosemary"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Merito Vista"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text" value="Mid-century Modern"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES


#### GENERAL ALTERATIONS

Unknown/not visible
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#### CUSTOM ALTERATIONS

Not visible from public right-of-way
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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1963

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant as an example of Mid-century Modern residential architecture designed by prominent local architect Hugh Kaptur as his own home. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architect Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic. This property was designed by Kaptur as his own home. The Desert Sun mentions Mr. and Mrs. Hugh Kaptur living here in 1964. A real estate ad from 1975 says that the house has all steel framing, hand-carved Mexican doors, antique Spanish fixtures, and a colorful tile fountain spilling over into the large pool.

Assessor Parcel Number

507201003

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 650

Direction

N

Prefix

Street

Via Miraleste

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1939

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Guthrie, Alice C

Other Owner(s)

Morris, Edwin

Historic Name

Alice Guthrie Residence

Common Name

Alice Guthrie Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Movie Colony

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Located on a large parcel with a deep setback; not fully visible from public right-of-way; rear façade visible, all windows on this façade replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It is not fully visible from the public right-of-way; however, visible alterations indicate that it is not eligible for historic designation.

**Notes/Additional Information**

Alice Guthrie was a Los Angeles and Palms Springs socialite who used this property as her winter residence until 1954. Edwin J. Morris was a music producer that was living at this address beginning around 1955. It is unclear if this was the original residence or a new residence built by Morris.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="5S1"/>
<input type="text" value="507185001"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="657"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Via Miraleste"/>	<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1930"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text" value="Tanner, William Charles"/>		
<b>Architect Source</b>	<input type="text" value="Desert Sun, 6/9/1930"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text" value="Heigho, George"/>		
<b>Other Owner(s)</b>	<input type="text" value="Weisberg, Tillie; Lewis, Meyer L."/>		
<b>Historic Name</b>	<input type="text" value="Heigho Residence"/>		
<b>Common Name</b>	<input type="text" value="Invernada; Heigho Residence"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Palm Springs Estates"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text" value="Spanish Colonial Revival"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

3S

HSPB No.

56

**2016 EVALUATION**

National Register

California Register

Local

5S1

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-56).

**Notes/Additional Information**

Assessor Parcel Number

507201001

Additional APNs

2016 Status Code

7R

Address 796

Direction

N

Prefix

Street

Via Miraleste

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect Montgomery, Ross

Architect Source LA Times, 4/23/2000

Builder

Original Owner Hanbury, Harry

Other Owner(s)

Arakelian, Krikor; Phillips, Amy; Regan, Philip

Historic Name Harry Hanbury Estate

Common Name

Harry Hanbury Estate

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Movie Colony

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Round arched openings

**GENERAL ALTERATIONS**

Addition to primary facade, Addition to rear/side facade

**CUSTOM ALTERATIONS**

Large estate property; partially visible from the public right-of-way; appears to have garage and entrance portico added

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival architecture. However, it is located on a large estate property and the main house is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in what is now known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. This house was originally constructed for promoter Harry Hanbury. It was leased in the 1930s for a period by Franklyn Hutton, father of Barbara Hutton. Barbara herself rented the estate during her honeymoon after marrying Cary Grant in 1942. During the time actor Phil Regan had the estate, many important figures in Democratic Party politics were entertained here, most notably former president Harry S. Truman.

Assessor Parcel Number

507092009

Additional APNs

2016 Status Code

5S3

Address 1120

Direction

N

Prefix

Street

Via Miraleste

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1934

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner Tanner, C.C.

Other Owner(s)

Lawler, J.P.; Stinkel, Sopher; Norman, J.H.; Farrell, Charles D.

Historic Name Tanner Residence;

Common Name

Farrell Guest House

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; garage door replaced; security bars added to windows

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

81D

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property was originally owned by C.C. Tanner, who was the head of Tanner Motor Livery. It was later purchased by Charles Farrell who made it a guest house adjacent to his Tachevah Drive residence (HSPB-80). 1120 Via Miraleste is HSPB-81, but it was not designated.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="7R"/>
<input type="text" value="507083001"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="1194"/>	<b>Direction</b>	<input type="text" value="N"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Via Miraleste"/>	<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text"/>				

#### 2016 FIELD PHOTO



#### CONSTRUCTION INFORMATION

<b>Date from Tax Assessor</b>	<input type="text" value="1936"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text" value="Williams, Paul R. (attributed)"/>		
<b>Architect Source</b>	<input type="text" value="LA Times article on Modernism Week"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text" value="Tanner, Mrs. C.C. (1939); Steubing, Al (1946-1952); Canova, Judy"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text"/>		

#### RESOURCE INFORMATION

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="El Mirador Estates"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text" value="Spanish Colonial Revival"/>	<b>Additional Style</b>	<input type="text"/>
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#### CHARACTER DEFINING FEATURES

<input type="text" value="Gable roof with clay barrel tiles"/>
<input type="text" value="Plaster veneered exterior walls"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

#### GENERAL ALTERATIONS

<input type="text" value="Carport added, Unknown/not visible"/>
<input type="text"/>

#### CUSTOM ALTERATIONS

<input type="text" value="Not fully visible from public right-of-way"/>
<input type="text"/>

**2016 Status Code**

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

**Period of Significance**

1936

**Criterion**

A/1/3

**Context**

Palm Springs between the Wars (1919-1941)

**Theme**

Single-family Residential Development (1919-1941)

**Sub-theme**

Depression-era Single-family Residential Development (1930-1941)

**Period of Significance**

1936

**Criterion**

C/3/4

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Period Revival Styles

**Sub-theme**

Spanish Colonial Revival

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as an example of Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in El Mirador Estates. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens' daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. This property was attributed to prominent architect Paul R. Williams in a Los Angeles Times article; however, that attribution could not be independently verified. Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams' first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects' College of Fellows.



Assessor Parcel Number

507051002

Additional APNs

2016 Status Code

5S3

Address 1480

Direction

N

Prefix

Street

Via Miraleste

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1949

Date from Research

Date Source

Architect Burns, Herbert W.

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces with little decorative detailing

Stone used as exterior wall accent material

Flush-mounted steel sash windows

Rectangular plan; asymmetrical composition; interior chimney; prominent stone veneered wall panels; band course over windows and door; flush wood door (primary)

**GENERAL ALTERATIONS**

Wall cladding replaced

**CUSTOM ALTERATIONS**

Carport added to primary façade

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1949

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture designed by prominent local designer/builder Herbert W. Burns. It exhibits quality of design and distinctive features including its pronounced horizontal massing; flat roof with wide overhanging eaves and cantilevered canopies; prominent stone veneered wall planes; and steel sash casement windows.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number

501590007

Additional APNs

2016 Status Code

5S3

Address 2555

Direction

N

Prefix

Street

Via Miraleste

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1965

Date from Research

Date Source

Architect Clark, John Porter

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Frances Crocker Library

**RESOURCE INFORMATION**

Original Use Civic

Stories 1

Current Use Civic

Tract/Neighborhood

Resource Attribute HP15. Educational building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched gable roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Brick used as exterior wall cladding

Flush-mounted wood frame fixed clerestory windows

Square plan; symmetrical composition; side gable roof with prominent ridge beam; recessed entrance; glazed wood door (primary) with sidelights and transom lights

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development; and as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect John Porter Clark. It exhibits quality of design and distinctive features including its symmetrical composition, low-pitched side gable roof with prominent ridge beam and wide overhanging eaves, brick veneer walls, and clerestory windows.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.

Assessor Parcel Number

505152005

Additional APNs

2016 Status Code

7R

Address 362

Direction

W

Prefix

Street

Via Sol

Suffix

Location

### 2016 FIELD PHOTO



### CONSTRUCTION INFORMATION

Date from Tax Assessor 1957

Date from Research

Date Source Steel & Shade: The Architecture of Donald Wexler

Architect Wexler & Harrison

Architect Source Steel & Shade: The Architecture of Donald Wexler

Builder

Original Owner Leff, Ted

Other Owner(s)

Florsheim, Harold

Historic Name Leff Residence

Common Name

Leff/Florsheim Residence; Armstrong Residence

### RESOURCE INFORMATION

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Chino Canyon Mesa

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

### CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction

Flat roof

Unadorned wall surfaces

Slumpstone veneer exterior walls

### GENERAL ALTERATIONS

Unknown/not visible

### CUSTOM ALTERATIONS

Not fully visible from the public right-of-way; privacy fence and gate added; 2002 interior remodel per Steel & Shade, The Architecture of Don Wexler

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

7R

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1957

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears significant as an example of Mid-century Modern residential architecture by the prominent local firm Wexler & Harrison. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number	Additional APNs	2016 Status Code			
Address	2785	Direction		Prefix	
				Street	Via Vaquero
				Suffix	
Location					

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor		Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name	St. Theresa Catholic Church and Convent		
Common Name	St. Theresa Catholic Church		

**RESOURCE INFORMATION**

Original Use		Stories	
Current Use		Tract/Neighborhood	
Resource Attribute		<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes 

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

St. Theresa's Convent (2785 Via Vaquero) was identified in the City Historic Resources Database. It is associated with St. Theresa's Church (2800 E. Ramon Rd). The evaluation for this property is in that record.

**Notes/Additional Information**

Assessor Parcel Number

505312009

Additional APNs

2016 Status Code

5S1

Address

Direction

Prefix

Street

Vine

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1894

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Welwood Murray Cemetery

Common Name

Welwood Murray Cemetery

**RESOURCE INFORMATION**

Original Use

Institutional

Stories

Current Use

Institutional

Tract/Neighborhood

Resource Attribute

HP40. Cemetery

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-2).

**Notes/Additional Information**

Assessor Parcel Number

505171005

Additional APNs

2016 Status Code

6Z

Address 1455

Direction

Prefix

Street

Vine

Suffix

Ave

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1949

Date from Research

Date Source

Architect Hunt, Myron

Architect Source

Builder

Original Owner

Hawks, Howard

Other Owner(s)

Historic Name

Common Name

Casa de Plata

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Las Palmas Estates

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to rear/side facade, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

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**2016 Status Code**

		6Z
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been substantially altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number

504202010

Additional APNs

2016 Status Code

5S1

Address 1860

Direction

N

Prefix

Street

Vista

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1942

Date from Research

Date Source

Architect Clark, John Porter

Architect Source Patrick McGrew (Desert Spanish)

Builder

Original Owner Dougherty, Paul

Other Owner(s)

Historic Name Dougherty Residence

Common Name

Dougherty Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Commercial

Tract/Neighborhood Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

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2003 Status Code

--

HSPB No.

89

89
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**2016 EVALUATION**

National Register

--

California Register

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Local

5S1
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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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Period of Significance

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Criterion

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Context

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Theme

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Sub-theme

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-89).

**Notes/Additional Information**

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Assessor Parcel Number

501492001

Additional APNs

2016 Status Code

5S3

Address 754

Direction

E

Prefix

Street

Vista Chino

Suffix

Location 741 Louise Dr

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1961

Date from Research

1960-61

Date Source

Architect Berkus, Barry A.

Architect Source

Builder Trudy Richards Company (developer)

Original Owner

Other Owner(s)

Historic Name

Park Imperial Riviera; Park Imperial North

Common Name

Park Imperial Riviera; Park Imperial North

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories

1

Current Use Multi-family residence

Tract/Neighborhood

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in wood

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Some security screens added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

**Period of Significance**

1960

**Criterion**

A/1/3

**Context**

Post-World War II Palm Springs (1945-1969)

**Theme**

Post-World War II Multi-family Residential Development (1945-1969)

**Sub-theme****Period of Significance**

1960

**Criterion**

C/3/4, 5

**Context**

Architectural Styles &amp; Local Practitioners

**Theme**

Post-World War II Modernism

**Sub-theme**

Mid-century Modern

**Period of Significance****Criterion****Context****Theme****Sub-theme****Statement of Significance**

Park Imperial North is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an example of a Mid-century Modern garden apartment designed by architect Barry Berkus, reflecting design and planning principles from the period.

**Notes/Additional Information**

Park Imperial North and Park Imperial South were developed by the Trudy Richards Company (the father and son developer team of Jack Weiss and Rickard L. Weiss). Advertised as a "resort home" in a "country club community," Park Imperial North and South represented the Trudy Richards Company's venture into condominium development. Exclusivity was a hallmark of Park Imperial marketing, emphasizing that the "private garden, swimming pool and lounging areas...may be used only by the owners of the individual residences and their invited guests." As with other developments of the time, the "maintenance free" aspect and "virtually complete hotel service (maid, linen, clean up)" clearly positioned Park Imperial South for the resort home market. Further, the tax benefits of homeownership, "including use for rental income or business purposes," emphasized the economic benefits of such an investment. For the design of Park Imperial South and North, the Weisses turned to young architect Barry Berkus for the designs. Park Imperial Riviera or Park Imperial North was subdivided in 1959 into fifty units, and constructed in 1960-61. The design employed larger clusters of attached units (typically seven or more) in a linear fashion resulting in less garden space and privacy than in its sister development, which clustered the units in groupings of three or four units. Bordered by Louise Drive on the north, Vista Chino on the south and Via Miraleste on the west, the post-and-beam Mid-Century Modern design employed flat rooflines, clerestory windows, stucco, and slump brick. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC's School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus' first major clients was William Levitt, a real estate developer often called the "Father of American suburbia." During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands, and Woodbridge Landing in Irvine.

Assessor Parcel Number

507100031

Additional APNs

2016 Status Code

5S3

Address 1011

Direction

E

Prefix

Street

Vista Chino

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1966

Date from Research

Date Source

Architect Wexler, Donald

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Raymond Cree Middle School

Common Name

Raymond Cree Middle School

**RESOURCE INFORMATION**

Original Use

Civic

Stories

1 1/2

Current Use

Civic

Tract/Neighborhood

Resource Attribute

HP15. Educational building

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One and two-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in steel

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Glass and brick used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1966

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development; and as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect Donald Wexler. It exhibits quality of design and distinctive features including its horizontal composition, exposed steel post-and-beam constructin, flat roof with wide overhanging eaves and cantilevered canopies, and brick veneer wall panels.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

Assessor Parcel Number

504292010

Additional APNs

2016 Status Code

5S3

Address

424

Direction

W

Prefix

Street

Vista Chino

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1947

Date from Research

1952

Date Source

Desert Sun

Architect

Fickett, Edward H.; Eckbo, Garrett (Landscape); Tomson Tommy (Landscape)

Architect Source

Builder

Original Owner

Alexander, George

Other Owner(s)

Benny, Jack; May, Tom and Anita

Historic Name

George Alexander Residence

Common Name

Benny Estate, Jack; May, Tom and Anita, Residence

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Chino Canyon Mesa Tract No. 3

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched gable roof with wide overhanging eaves and cantilevered canopies

Wood and metal screens

Flush-mounted metal frame windows

Irregular plan; asymmetrical composition; multiple cross gable roofs; recessed entrance

**GENERAL ALTERATIONS**

Door (primary) replaced

**CUSTOM ALTERATIONS**

Garage doors replaced; Not fully visible from the public right-of-way, but comparison with historic aerials reveals that the original footprint is intact

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1952-1965

Criterion

B/2/2

Context

Post-World War II Palm Springs (1945-1969)

Theme

Association with Important People

Sub-theme

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of Mid-century Modern residential architecture by noted Los Angeles architect Edward H. Fickett, with landscape design by Garrett Eckbo and Tommy Tomson. It is also significant for its association with prominent Palm Springs developer George Alexander.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This property was designed by noted Modern architect Edward H. Fickett for developer George Alexander. Edward H. Fickett, FAIA, was an innovative Los Angeles architect who established a highly successful practice, primarily designing moderate-income houses for large-scale builder clients in postwar Southern California. He designed some 60,000 homes and many other buildings over the course of his career and participated in developing housing guidelines for the Federal Housing Administration, Veterans Administration, and the Department of Housing and Urban Development. From the late 1940s through the 1960s, Fickett's house designs evolved from Traditional Ranch to Modern Ranch, using simple forms that were clearly modern and designed for efficient and economical construction. Through the Alexander Construction Company, George Alexander (1898-1965) and his son Robert "Bob" W. Alexander (1925-1965) were prolific Southern California developers of tract homes. Their company was responsible for thousands of homes in the San Fernando Valley and over 1,200 homes in Palm Springs.

Assessor Parcel Number

504292020

Additional APNs

2016 Status Code

5S1

Address 470

Direction

W

Prefix

Street

Vista Chino

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1946

Date from Research

Date Source

Architect Neutra, Richard

Architect Source

Builder

Original Owner Kaufmann, Edgar

Other Owner(s)

Manilow, Barry; Linsk, Nelda and Joseph (Cody Archive)

Historic Name Kaufmann House

Common Name

Kaufmann House

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use Single-family residence

Tract/Neighborhood Little Tuscany

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

		5S1
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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HRI Code

--

2003 Status Code

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HSPB No.

29B

29B
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**2016 EVALUATION**

National Register

--

California Register

--

Local

5S1
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Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

Period of Significance

--

Criterion

--

Context

--

Theme

--

Sub-theme

--

**Statement of Significance**

Designated, did not re-evaluate (HSPB-29B).

**Notes/Additional Information**

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Assessor Parcel Number

504232010

Additional APNs

2016 Status Code

6Z

6Z

6Z

Address 2232

Direction

N

Prefix

Street

Vista Grande

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use

Single-family residence

Stories

1

Current Use

Single-family residence

Tract/Neighborhood

Palm Springs Village

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Addition to primary facade, Extensively altered, Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Skirt roof added to primary façade

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. The property is located in the Palm Springs Village Tract. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was subdivided in 1936-37. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.

Assessor Parcel Number

508143001

Additional APNs

2016 Status Code

6Z

Address

504

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Murray Residence

**RESOURCE INFORMATION**

Original Use

Single family property

Stories

1

Current Use

Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute

HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		6Z
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508142013

Additional APNs

2016 Status Code

7R

Address 523

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Maupas, Marie

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories N/A

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Not visible

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.



Assessor Parcel Number

508143002

Additional APNs

2016 Status Code

6Z

Address 524

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

--

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508142012

Additional APNs

2016 Status Code

5S3

Address 539

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Hay, W.G. "Bill"

Other Owner(s)

Brody, Bertha; Burke, Gertrude; Howard Jr., George J.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable and shed roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows, with divided lights

Corredor with wood posts, corbels, and beam

Bay window; divided light wood French doors; detached garage with shed and flat roof

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508142011

Additional APNs

2016 Status Code

7R

Address 555

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Lapham Residence

**RESOURCE INFORMATION**

Original Use Single family property

Stories N/A

Current Use Single family property

Tract/Neighborhood Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from the public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508142009

Additional APNs

2016 Status Code

6Z

Address 575

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

--



**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508143007

Additional APNs

2016 Status Code

6Z

Address 576

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

1935

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories

1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Metal fence added to porch

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508142008

Additional APNs

2016 Status Code

7R

Address 587

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1940

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

7R

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number

508143008

Additional APNs

2016 Status Code

5S3

Address 588

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1936

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Williams, Tracy B.

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood

Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves; plaster eave cornice on central block

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement and double-hung windows, with divided lights

Recessed entrance; wood plank door with metal strap hinges; metal balconets; wood plank shutters

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Tracy Williams, who purchased 588 Vista Oro in 1938, was known as the designer of Winton motors for speedboats and automobiles. Vista Oro used to be Vista de Oro. (via Steve Vaught)



Assessor Parcel Number

508152011

Additional APNs

2016 Status Code

5S3

Address 665

Direction

Prefix

Street

Vista Oro

Suffix

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1947

Date from Research c. 1935

Date Source Visual observation

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Jacobson, Ivy

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use Single family property

Stories 1

Current Use Single family property

Tract/Neighborhood Indian Trail

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Ranch

Additional Style

**CHARACTER DEFINING FEATURES**

One-story, U-shaped plan

Low, horizontal massing with wide street façade

Low-pitched hipped and gable roofs with open overhanging eaves and wood shakes

Plaster veneer exterior walls

Divided light steel sash casement windows

Wide, covered front porch with wood posts

Interior brick chimney

**GENERAL ALTERATIONS**

Addition to rear/side facade

**CUSTOM ALTERATIONS**

Addition to rear façade; rooftop equipment; security screen added

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

**Notes/Additional Information**

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number

508213001

Additional APNs

2016 Status Code

5S3

Address 555

Direction S

Prefix

Street

Warm Sands

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1933

Date from Research 1949 (additi

Date Source Desert Sun

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Kettman & Manesse

Historic Name

Warm Sands Villas

Common Name

Warm Sands Villas

**RESOURCE INFORMATION**

Original Use Commercial

Stories 1

Current Use Commercial

Tract/Neighborhood

Warm Sands Park

Resource Attribute HP5. Hotel/motel

☐ Located in a District?

District

Architectural Style

Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

L-shaped plans and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

Two L-shaped buildings flanking interior court and pool; exterior plastered chimney on primary façade

**GENERAL ALTERATIONS**

Addition to primary facade, Wall cladding replaced

**CUSTOM ALTERATIONS**

Flat roofed lobby addition constructed between original buildings

**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

553**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

1933

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Hotel & Resort Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of early tourist accommodations in Palm Springs, reflecting the importance of tourism in Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number

508216002

Additional APNs

2016 Status Code

5S3

Address 695

Direction S

Prefix

Street

Warm Sands

Suffix

Dr

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1952

Date from Research 1947; 1952

Date Source Palm Springs Life; Los Angeles Times; Architectural Record

Architect Clark & Frey / Chambers, Robson and Frey, Albert

Architect Source Palm Springs Life; Los Angeles Times; Architectural Record

Builder

Original Owner Chambers, Robson and Helen

Other Owner(s)

Historic Name Chambers Residence

Common Name

Chambers Residence

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1

Current Use

Tract/Neighborhood

Warm Sands Park

Resource Attribute HP2. Single family property

☐ Located in a District?

District

Architectural Style

Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One configuration with simple geometric forms

Horizontal massing

Flat roof with overhanging eaves and corrugated metal soffit

Unadorned wall surfaces; usually with little or no decorative detailing

Asbestos cement exterior wall panels

Flush-mounted metal frame floor-to-ceiling fixed windows and sliding doors

Corrugated metal roof screens

Integrated carport

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; 1952 addition by Robson Chambers; some wall cladding replaced; carport may have been enlarged

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture designed by prominent local architects Albert Frey and Robson Chambers for Chambers' own residence. It exhibits quality of design with distinctive features including the flat roof with wide overhanging eaves, integration of interior and exterior space, and integrated carport.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This house was designed by Robson Chambers, in collaboration with Albert Frey, as his own residence. Robson Cole Chambers, AIA, was born in Los Angeles and raised in Banning. He earned his B.Arch from the University of Southern California School of Architecture, and was awarded the AIA Medal when he graduated in 1941. During WWII, Chambers was in the U.S. Marine Corps and helped design Camp Pendleton in Oceanside. From 1941 to 1946, Chambers worked as a draftsman for Hunt & Chambers in Pasadena. In 1946, he began working for John Porter Clark and Albert Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, and the firm name became Clark, Frey & Chambers. Chambers left the firm in 1966.

Assessor Parcel Number

505164003

Additional APNs

2016 Status Code

5S3

Address 1545

Direction

N

Prefix

Street

Wawona

Suffix

Rd

Location Southwest corner N Wawona and W Via Sol; 1543 N Wawona on map

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner Foy, Bryan

Other Owner(s)

Stolle, Carl; Gardiner, Charlotte

Historic Name La Casa Rotunda

Common Name

La Casa Rotunda

**RESOURCE INFORMATION**

Original Use Multi-family residence

Stories 1

Current Use Multi-family residence

Tract/Neighborhood Chino Canyon Mesa

Resource Attribute HP3. Multiple family property

☐ Located in a District?

District

Architectural Style Spanish Colonial Revival

Additional Style

**CHARACTER DEFINING FEATURES**

Symmetrical façade

C-shaped plan around central patio and pool, and horizontal massing

Shed roof with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

Round arched opening (primary) at corner

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Multi-family Residential Development between the Wars (1919-1941)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of early multi-family residential development in Palm Springs, reflecting the growth of Palm Springs during the pre-World War II era. Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare.

**Notes/Additional Information**

Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as "apartment-hotels" with "housekeeping apartments" where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. Spanish Colonial Revival was the predominant architectural style associated with multi-family residential buildings in Palm Springs from this period. This property was constructed in 1937 as a duplex. There is some evidence that it was built by Warner Brothers producer Bryan Foy, as there is a brief mention in the Desert Sun that Foy was building a "fine duplex" in Chino Canyon Mesa. It was owned through 1941 by Carl Stolle and purchased by Charlotte Gardiner that same year.

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	1S	1CS	
<input type="text"/>	<input type="text"/>				
<b>Address</b>	<input type="text"/>	<b>Direction</b>	<input type="text"/>	<b>Prefix</b>	<input type="text"/>
				<b>Street</b>	<input type="text"/>
				<b>Suffix</b>	<input type="text"/>
<b>Location</b>	<input type="text" value="North of Murray Canyon, South of Tahquitz Canyon"/>				

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="Pre-histori"/>	<b>Date from Research</b>	<input type="text"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
<input type="text"/>			
<b>Historic Name</b>	<input type="text" value="Andreas Canyon"/>		
<b>Common Name</b>	<input type="text" value="Andreas Canyon"/>		
<input type="text"/>			

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Other"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text" value="Other"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP39. Other"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>

<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>
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**CHARACTER DEFINING FEATURES**

<input type="text"/>
<input type="text"/>
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<input type="text"/>
<input type="text"/>
<input type="text"/>

**GENERAL ALTERATIONS**

<input type="text"/>
----------------------

**CUSTOM ALTERATIONS**

<input type="text"/>
----------------------

**2016 Status Code**

1S

1CS

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (NR-73000422).

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

1S

1CS

Address

Direction

Prefix

Street

Suffix

Location

2016 FIELD PHOTO

CONSTRUCTION INFORMATION

Date from Tax Assessor

Pre-histori

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Tahquitz Canyon

Common Name

Tahquitz Canyon

RESOURCE INFORMATION

Original Use

Other

Stories

Current Use

Other

Tract/Neighborhood

Resource Attribute

HP39. Other

Located in a District?

District

Architectural Style

Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

**2016 Status Code**

1S

1CS

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

1S

California Register

1CS

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluated (NR-72000246)

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

5S3

Address

Direction

Prefix

Street

Suffix

Location

SE corner of Tahquitz Canyon and Farrell Drives; Airport Center Drive between El Placer Road and Avenid

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor c. 1945

Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Tie Downs

**RESOURCE INFORMATION**

Original Use

Military

Stories

Current Use

Other

Tract/Neighborhood

Resource Attribute

HP34. Military property

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

--

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

553

Period of Significance

c. 1945

Criterion

A/1/3

Context

Palm Springs during World War II (1939-1945)

Theme

The War Effort in Palm Springs (1939-1945)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

The aircraft tie downs are significant for their association with the World War II war effort in Palm Springs.

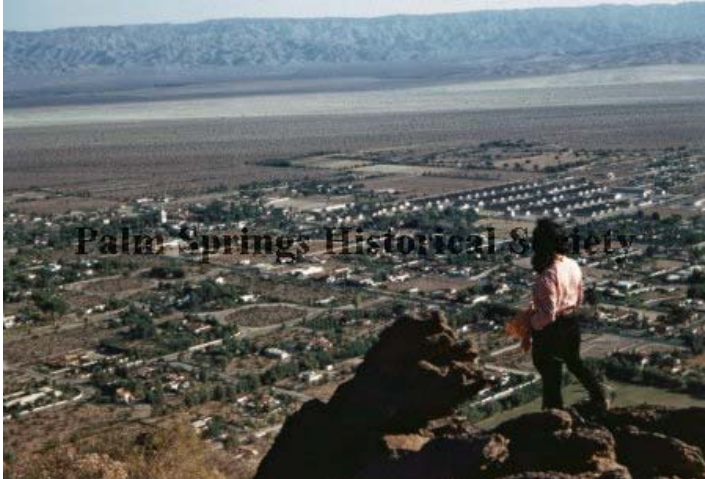
**Notes/Additional Information**

In 1939 the Army Corps of Engineers selected Palm Springs, protected from fog and rain by Mt. San Jacinto, as the location of an Air Corps landing field. The chosen site was east of the village on Cahuilla land, and was leased by the city and subleased to the Federal government. In early 1942, following the attack on Pearl Harbor, the airfield was taken over by the Air Transport Command and a new field with an A-frame terminal building and two runways was completed a half mile from the original site. The Palm Springs Air Base's principal mission was the deployment of aircraft from U.S. manufacturing plants to training facilities and overseas combat theaters. To disperse aircraft away from the field in case of enemy attack, circular concrete parking pads or "tie downs" and taxiways were built in the surrounding area. A surviving tie down on Easmor Circle near the airport has been designated (HSPB-40) and at least seven others remain in the general vicinity.



<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="6L"/>
<input type="text"/>	<input type="text"/>				
<b>Address</b>	<input type="text"/>	<b>Direction</b>	<input type="text"/>	<b>Prefix</b>	<input type="text"/>
				<b>Street</b>	<input type="text"/>
					<b>Suffix</b> <input type="text"/>
<b>Location</b>	<input type="text"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1935"/>	<b>Date from Research</b>	<input type="text" value="1936"/>
<b>Date Source</b>	<input type="text" value="Desert Sun, 11/17/1936"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text"/>		
<input type="text"/>			
<b>Historic Name</b>	<input type="text" value="Inspiration Point"/>		
<b>Common Name</b>	<input type="text" value="Inspiration Point"/>		
<input type="text"/>			

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Other"/>	<b>Stories</b>	<input type="text"/>
<b>Current Use</b>	<input type="text" value="Other"/>	<b>Tract/Neighborhood</b>	<input type="text"/>
<b>Resource Attribute</b>	<input type="text" value="HP39. Other"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text"/>		
<b>Additional Style</b>	<input type="text"/>		

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

--

**CUSTOM ALTERATIONS**

--

**2016 Status Code**

		6L
--	--	----

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6L

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Retail &amp; Entertainment Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early recreational facility directly related to the increase in automobile tourism in the 1930s. It warrants special consideration in the local planning process.

**Notes/Additional Information**

Inspiration Point is a lookout area on Mount San Jacinto. Inspiration Point "offers an unequalled view from the 5400-foot elevation of the San Jacinto and neighboring mountains and the Coachella Valley." It was completed as part of road improvements offering amenities to sight-seeing motorists. (Desert Sun, November 17, 1936)

Assessor Parcel Number	Additional APNs	2016 Status Code		1CL	
Address		Direction		Prefix	
				Street	
				Suffix	
Location					

**2016 FIELD PHOTO**

**CONSTRUCTION INFORMATION**

Date from Tax Assessor		Date from Research	
Date Source			
Architect			
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
Historic Name	The Original Palm Springs		
Common Name			
The Original Palm Springs			

**RESOURCE INFORMATION**

Original Use	Other	Stories	
Current Use	Other	Tract/Neighborhood	
Resource Attribute	HP39. Other	<input type="checkbox"/> Located in a District?	District

Architectural Style		Additional Style	
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**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code**

	1CL	
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (California Point of Interest).

**Notes/Additional Information**

Assessor Parcel Number

Additional APNs

2016 Status Code

6L

Address

Direction

Prefix

Street

Suffix

Location

Santa Catalina Road west of Indian Canyon

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor

Date from Research

c. 1935

Date Source

Steve Vaught

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Racquet Club Colony Gates

Common Name

Racquet Club Colony Gates

**RESOURCE INFORMATION**

Original Use

Tract feature

Stories

Current Use

Tract feature

Tract/Neighborhood

Racquet Club Colony

Resource Attribute

HP46. Walls/gates/fences

☐ Located in a District?

District

Architectural Style

Additional Style

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

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**CUSTOM ALTERATIONS**

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**2016 Status Code****PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

6L

**2016 EVALUATION**

National Register

California Register

Local

6L

Period of Significance

c. 1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

The entry gates warrant special consideration in local planning as an extant tract feature associated with the Racquet Club Colony, a 1930s development by prominent Southern California developer Walter N. Marks.

**Notes/Additional Information**

The masonry walls and pillars near the intersection of W. Santa Catalina Road and N. Indian Canyon Drive are the remnants of the original entry gates for the Racquet Club Colony. The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.