

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | 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 Koosin. |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 421 | W | Alejo | Rd | 1930 | | | 553 | 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. |
| 447 | W | Alejo | Rd | 1925 | | 19 | 551 | 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 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. |
| 600 | - | ALEXANDER | WAY | 1959 | | | 5D3 | Contributor to Racquet Club Road Estates | 01-26-23 SY: 600 E. Alexander Way (APN #505-252-015) all fenestration has been replaced and the courtyard has been enclosed as well as the original carport. This property has been removed from the Class 3 list following the analysis of the property by the HPO. |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 |
| 333 | E | Amado | Rd | 1970 | Yes | | 7R | | |
| 2805 | E | ANZA | Tr | 1935 | | | | (ADDED 8-18-21 KL) Unique rustic stone house - similar to Lee Miller works in the same vicinity. (No evidence of association with Miller) | |
| 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 | |
| 1070 | E | Apache | Rd | 1957 | | 74 | 551 | 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 1750 | S | Araby | Dr | 1960 | | | 553 | 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 |
| 1881 | S | Araby | Dr | 1972 | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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." |
| 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 | | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 | | | 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 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 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 | | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 Inn), 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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). |
| 400 | W | Arenas | Rd | 1956 | | | 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; 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 544 | W | Arenas | Rd | 1946 | | | 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 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 |
| 562 | W | Arenas | Rd | 1955 | | 95 | 551 | 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 Inn), 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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 Inn), 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 928 | N | Avenida Palmas | | 1930 | | 75 | 551 | Designated, did not re-evaluate (HSPB-75). | |
| 953 | N | Avenida Palmas | | 1933 | | | 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 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 | 551 | Designated, did not re-evaluate (HSPB-67). | |
| 485 | E | Avenida Palmera | | 1941 | | | 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 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. 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 | | | 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 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 |
| 1300 | E | Baristo | Rd | 1975 | | | 7R | | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 225 | W | Baristo | Rd | 1947 | | 78 | 551 | 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 | | | 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 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 | | | 553 | 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 | | | 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 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 | 551 | Designated, did not re-evaluate (HSPB-36). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | 551 | 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) |
| 359 | S | Belardo | Rd | | | | 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 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 unbuild, 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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 | 551 | 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 | 551 | Designated, did not re-evaluate (HSPB-23). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 314 | S | Cahuilla | Rd | 1940 | | | 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 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 women's 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 |
| 344 | S | Cahuilla | Rd | c. 1930 | | 69 | 551 | 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 | | | 553 | 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 502 | | Calle Abronia | | 1929 | | | 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 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) |
| 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) |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 | |
| 1050 | S | CALLE DE MARIA | | 1955 | | | 5D3 | Contributor to Deep Well Ranch 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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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 Ebris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional |
| 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 Ebris House (1954), the Williams Residence |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|---|----------------------------------|----------|----------------------------|---|--|
| 564 | | CALLE ENCILIA | | 1954 (tax assessor); c. 1935 (visual observation) | | | 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 | |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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. |
| 1611 | S | Calle Palo Fierro | | 1956 | | | 553 | 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 2205 | S | Calle Palo Fierro | | 1964 | Yes | | 553 | 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 | | | 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 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 |
| 1164 | N | Calle Rolph | | 1945 | | 100 | 551 | This property was re-evaluated during 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------------|--------|---|----------------------------------|----------|----------------------------|---|--|
| 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. |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 1340 | E | Camino Amapola | | 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). 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. |
| 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 |
| 272 | | Camino Buena Vista | | 1924 | | 48 | 551 | Designated, did not re-evaluate (HSPB-48). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 183 | W | Camino Encanto | | 1937 | | | 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, 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) |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 197 | W | Camino Encanto | | 1945 | | | 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; 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 | | 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; 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|--|----------------------------------|----------|----------------------------|--|--|
| 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 REMOVED FROM CLS 3 LIST 8-28-22 KL CASE 3.3957 2009 ALTS SIGNIF IMPAIRED HIST INTEGRITY | | | 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). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 365 | | Camino Norte | | 1936 | 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 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 | | 5S3 | 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. |
| 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 561 | | Camino Norte | | 1944 | Yes | | 553 | CASE 3.4088 ALTS APVD HSPB / CC 5-1-19 FULL DEMO REMOVED FROM CLS 3 LIST 8-18-21 KL. 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." |
| 755 | | CAMINO NORTE | | 1967 | | | | HSPB #116 AS OF 8-18-21 NOT DESIGNATED ARCHITECTURALLY SIGNIFICANT CODY GLASS HOUSE ADDED 8-18-21 KL | |
| 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 | | | | | 553 | 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 | | | 553 | 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) |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 1955 | S | Camino Real | | | Yes | | 553 | 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 | |
| 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." |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 523 | | Camino Sur | | 1936 | Yes | | 553 | 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. |
| 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 | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 444 | W | Chino | Dr | 1933 | 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 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 | | | 553 | 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. |
| 845 | W | Chino Canyon | Rd | 1946 | | | 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 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 |
| 875 | W | Chino Canyon | Rd | 1942 | | 50 | 551 | Designated, did not re-evaluate. (HSPB-50) | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 1011 | W | Cielo | Dr | 1955 | | | 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 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 arched, 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 | | | 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 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, |
| 1030 | W | Cielo | Dr | 1952 | | 46 | 551 | Designated, did not re-evaluate (HSPB-46). | |
| 1044 | W | Cielo | Dr | 1957 | | | 7R | 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. | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 161 | S | Civic | Dr | 1964 | | | 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 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 | | | 553 | | |
| 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 | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 277 | W | Crestview | Dr | 1924 | | | 553 | 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. |
| 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 | | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 1314 | | Culver | PI | 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 |
| 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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). | |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 1146 | E | El Alameda | | 1937 | | | 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 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

CITYWIDE HISTORIC RESOURCE INVENTORY - ELIGIBLE

Contact the Planning Department for more info at 760 323 8245

Last date revised: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | |
| 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 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. |
| 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 | |
| 53 | | GEM | CIR | 1962 | | | 5D3 | Contributor to Racquet Club Road Estates | |
| 2108 | | GEORGE | 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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | |
| 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 | 6-28-22 KL: Removed from Cls 3 list; Carport infill, breezeway converted to living space, not easily returned to original condition of carport and breezeway, front window configuration also not original. |
| 944 | | GRACE | CIR | 1960 | | | 5D3 | Contributor to Racquet Club Road Estates | |
| 1300 | | GRANITO | CIR | 1959 | | | 5D3 | Contributor to Vista Las Palmas | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 Friedenborg. Carol Friedenborg was very active in the League of Women Voters and often hosted meetings at this residence. Dr. Marvin Friedenborg 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 417 | W | Hermosa | PI | 1937 | Yes | | 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 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. |
| 432 | W | Hermosa | PI | 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 | PI | 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. 01-03-23 SY: 448 W. Hermosa Place was a parcel that was part of the Merito Vista tract. HSPB reviewed a request for a Major Alteration of this site and determined to take no action. This parcel (APN #505-252-015) is removed from the Class 3 list moving forward. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 475 | W | Hermosa | PL | 1928 | | | | (ADDED 8-18-21 KL) Very large estate home originally built for "a Chicago heiress" dubbed Villa Paradiso by Cary Grant. Site includes 4 dwellings on a 4-acre parcel | |
| 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) |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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 bridge 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 "Tailsin 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 |
| 609 | S | Indian | Tr | 1937 | | | 553 | 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 bridge 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 | 551 | 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." | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 290 | N | Indian Canyon | Dr | c. 1950 | 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 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 | | 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 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 | | | | 553 | 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 | | | | 553 | 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 | 551 | Designated, did not re-evaluate (HSPB-1 and California Point of Interest). | |
| 1189 | N | Indian Canyon | Dr | 1927 | | | 551 | Designated, did not re-evaluate (HSPB-1) | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 1305 | N | Indian Canyon | Dr | 1929 | 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 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 | | | 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 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 | 551 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 100 | S | Indian Canyon | Dr | 1960 | 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 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. |
| 105 | S | Indian Canyon | Dr | 1960 | | | 553 | 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 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. 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 |
| 115 | S | Indian Canyon | Dr | c. 1936 | | 22 | 551 | Designated, did not re-evaluate (HSPB-22). | |
| 187 | S | Indian Canyon | Dr | | | | 553 | 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 | | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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 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 | |
| 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). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 | | 553 | 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. |
| 750 | E | La Verne | Way | 1965 | Yes | | 553 | 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 |
| 1100 | S | La Verne | Way | 1960 | | | | Significant MCM butterfly-roofed SFR in excellent condition (ADDED 8-18-21 KL) | |
| 1300 | S | La Verne | Way | 1973 | Yes | | 7R | | |
| 1350 | | LADERA | CIR | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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 | Property not visible from public right-of-way in Sunmor Enchanted Homes | |
| 210 | | LESLIE | CIR | 1958 | | | 5D3 | Contributor to Sunmor Enchanted Homes | |
| 215 | | LESLIE | CIR | 1958 | | | 7R | Property not 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 231 | W | Lilliana | Dr | 1955 | | | 553 | 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 Lilliana 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 | | | 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 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 | | | 553 | 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

Contact the Planning Department for more info at 760 323 8245

Last date revised: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 1121 | | Linda Vista | Rd | 1948 | | | 553 | 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 | | | 553 | 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | Property not 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 1940 | E | McManus | Dr | 1950 | | | 553 | 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 | | | 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). 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 181 | W | Merito | PI | 1961 | Yes | | 553 | 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, |
| 271 | W | Merito | PI | 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 | PI | 1969 | 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 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." |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 401 | W | Merito | Pl | 1928 | Yes | | 553 | 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." |
| 438 | W | Merito | Pl | 1936 | Yes | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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. |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 1177 | E | MESQUITE | AVE | 1954 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 831 | | MISSION | Rd | 1928 | | | | ADDED 8-18-21 KL | Real estate listing notes 1928 associated with silent movie actor John Garfield and baseball player and commentator Don Drysdale. |
| 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 | |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------|--------|----------------------------|----------------------------------|-------------|----------------------------|--|---|
| 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) |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 1100 | E | Murray Canyon | Dr | | Yes | | 553 | 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 | | 553 | 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 |
| 101 | N | Museum | Dr | 1976 | | 35 | 551 | 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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) |
| 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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. |
| 204 | | ORCHID TREE | LN | 1958 | | | 5D3 | Contributor to Sunmor Enchanted Homes | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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." | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 333 | E | Palm Canyon | Dr | | Yes | | 553 | 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 | | 553 | 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 | | | | 553 | 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 701 | E | Palm Canyon | Dr | 1965 | Yes | | 553 | 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 & 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. |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 1111 | E | Palm Canyon | Dr | 1956 | 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 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. |
| 123 | N | Palm Canyon | Dr | 1909 | | 17 | 551 | Designated, did not re-evaluate (HSPB-17 and California Point of Historical Interest). | |
| 146 | N | Palm Canyon | Dr | 1948 | | 51 | 553 | 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. |
| 180 | N | Palm Canyon | Dr | 1914; additions c. 1936 | | 9 | 551 | 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 | 551 | Designated, did not re-evaluate (HSPB-11). | |
| 230 | N | Palm Canyon | Dr | 1932 | | 16 | 551 | Designated, did not re-evaluate (HSPB-16). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 280 | N | Palm Canyon | Dr | 1940 | | | 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). 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. |
| 340/332 | N | Palm Canyon | Dr | 1930 | | | | Added 3-29-2023 SY/KL | |
| 342 | N | Palm Canyon | Dr | 1936 | | 31 | 551 | Designated, did not re-evaluate (HSPB-31). | |
| 360 | N | Palm Canyon | Dr | | | | 553 | 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 | 551 | Designated, did not re-evaluate (HSPB-26). | |
| 376 | N | Palm Canyon | Dr | | | | 553 | 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 | | | 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 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 | | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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). | |
| 1000 | N | Palm Canyon | Dr | 1947 | | | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 1345 | N | Palm Canyon | Dr | 1956 | 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 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 | | 553 | 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. |
| 1534 | N | Palm Canyon | Dr | c. 1940 | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 1595 | N | Palm Canyon | Dr | c. 1950 | 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 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 | | | 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 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 | | | 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 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 | | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 2675 | N | Palm Canyon | Dr | | | | 553 | 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 | 551 | 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." | |
| | N | Palm Canyon | Dr | 1938 | | 8 | 551 | | Designated, did not re-evaluate (HSPB-8). |
| 100 | S | Palm Canyon | Dr | 1938 | | 3 | 551 | 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 | 551 | Designated, did not re-evaluate (HSPB-55). | |
| 121 | S | Palm Canyon | Dr | 1925 | | 10 | 551 | Designated, did not re-evaluate (HSPB-10). | |
| 128 | S | Palm Canyon | Dr | 1936 | | 22 | 551 | Designated, did not re-evaluate (HSPB-22). | |
| 187 | S | Palm Canyon | Dr | 1950 | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 191 | S | Palm Canyon | Dr | 1950 | | | 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 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 | | | | 553 | 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 | 551 | Designated, did not re-evaluate (HSPB-4 and HSPB-5). | |
| 262 | S | Palm Canyon | Dr | 1938 | | 6 | 551 | Designated, did not re-evaluate (HSPB-6). | |
| 300 | S | Palm Canyon | Dr | 1960 | | 54 | 551 | Designated, did not re-evaluate (HSPB-54). | |
| 333 | S | Palm Canyon | Dr | 1953 | | 84 | 551 | Designated, did not re-evaluate (HSPB-84). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 383 | S | Palm Canyon | Dr | 1956 | | | 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 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. |
| 490 | S | Palm Canyon | Dr | 1959 | | | | | ADDED CLS 3 8-16-21 KL. Originally Saks Fifth Avenue; designed by Welton Becket. Unique architectural concrete block south façade and "lava rock" wall. Example of early small department store in PSP, Domes added in 90's easily removal |
| 499 | S | Palm Canyon | Dr | 1960 | | 53 | 551 | Designated, did not re-evaluate (HSPB-53). | |
| 500 | S | Palm Canyon | Dr | 1968 | Yes | | 553 | 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 |
| 588 | S | Palm Canyon | Dr | 1959 | | 52 | 551 | Designated, did not re-evaluate (HSPB-52). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 611 | S | Palm Canyon | Dr | | Yes | | 553 | 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. |
| 645 | S | Palm Canyon | Dr | 1954 | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 1342 | S | Palm Canyon | Dr | | | | 553 | 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 | | 553 | 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 | 551 | Designated, did not re-evaluate (HSPB-73). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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. |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 2290 | S | Palm Canyon | Dr | 1958 | Yes | | 553 | 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 | | | 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 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 | | | 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 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 227 | E | Palo Verde | Ave | 1935 | | | 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 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 | |
| 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 | 551 | 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 | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 707 | W | Panorama | Rd | 1959 | | | 553 | 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 |
| 711 | W | Panorama | Rd | 1969 | | | 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 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. |
| 815 | W | Panorama | Rd | 1956 | | | | Fredrick Lowe Residence. Lowe was a Tony & Oscar-winning composer whose notables include My Fair Lady, Camelot, etc. | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 877 | W | Panorama | Rd | 1940 | | | 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 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 |
| 926 | W | Panorama | Rd | 1936 | | | 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 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 3522 | E | PASEO BARBARA | | 1960 | | | 5D3 | Contributor to El Rancho Vista Estates | |
| 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 720 | E | Paseo El Mirador | | 1941 | | | 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 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 | | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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. |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 987 | N | Patencio | Rd | 1933 | Yes | | 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. | The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert 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 | | 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 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. |
| 257 | S | Patencio | Rd | 1924 | | | 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 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. |
| 310 | S | Patencio | Rd | 1957 OR 1961? | | | | ADDED 8-18-21 KL | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 395 | S | Patencio | Rd | 1962 | | | 553 | 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 work 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 |
| 416 | S | Patencio | Rd | 1935 | | | 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, 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 486 | S | Patencio | Rd | 1925 | | | 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 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. | The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert 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 |
| 2587 | S | Pequeno | Dr | 1968 | Yes | | 553 | 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. | 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. |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 2761 | | PLAIMOR | AVE | c. 1958 | | | 5D3 | (REMOVED FROM CLS 3 8-18-21 KL: NOT ORIGINAL, CARPORT INFIL, BDRM WNDW CHANGE LAUNDRY CLOSET ADDED TO FRONT FAÇADE) | |
| 2810 | | PLAIMOR | AVE | 1958 | | | 5D3 | Contributor to Sunmor Enchanted Homes | |
| 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 Puerta 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 1441 | E | Ramon | Rd | | | | 553 | 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 | | 553 | 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 | | | 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). 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 | | | | 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 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 | 551 | 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) |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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." |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 605 | S | Riverside | Dr | 1957 | | | 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 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 | AVE | 1959 | | | 5D3 | Contributor to Vista Las Palmas | |
| 972 | | ROSE AVE | AVE | 1959 | | | 5D3 | Contributor to Vista Las Palmas | |
| 977 | | ROSE AVE | AVE | 1959 | | | 5D3 | Contributor to Vista Las Palmas | |
| 984 | | ROSE AVE | AVE | 1959 | | | 5D3 | Contributor to Vista Las Palmas | |
| 999 | | ROSE AVE | AVE | 1959 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1102 | | ROSE AVE | AVE | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1258 | | ROSE AVE | AVE | 1961 | | | 7R | Property not visible from public right-of-way in Vista Las Palmas | |
| 1276 | | ROSE AVE | AVE | 1962 | | | 7R | Property not visible from public right-of-way in Vista Las Palmas | |
| 1050 | N | ROSE AVE | AVE | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1055 | N | ROSE AVE | AVE | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1077 | N | ROSE AVE | AVE | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1131 | N | ROSE AVE | AVE | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1164 | N | ROSE AVE | AVE | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1190 | N | ROSE AVE | AVE | 1960 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1277 | N | ROSE AVE | AVE | 1961 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1293 | N | ROSE AVE | AVE | 1961 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1303 | N | ROSE AVE | AVE | 1961 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1355 | N | ROSE AVE | AVE | 1961 | | | 5D3 | Contributor to Vista Las Palmas | |
| 1008 | | SAGEBRUSH RD | RD | 1966 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1011 | | SAGEBRUSH RD | RD | 1954 | | | 7R | Property not visible from public right-of-way in Deep Well Ranch Estates | |
| 1040 | | SAGEBRUSH RD | RD | 1957 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1090 | | SAGEBRUSH RD | RD | 1959 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1095 | | SAGEBRUSH RD | RD | 1955 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1124 | | SAGEBRUSH RD | RD | 1956 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1149 | | SAGEBRUSH RD | RD | 1956 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1150 | | SAGEBRUSH RD | RD | 1958 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1166 | | SAGEBRUSH RD | RD | 1963 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1175 | | SAGEBRUSH RD | RD | 1961 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1202 | | SAGEBRUSH RD | RD | 1958 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1240 | | SAGEBRUSH RD | RD | 1954 | | | 5D3 | Contributor to Deep Well Ranch Estates | |
| 1243 | | SAGEBRUSH RD | RD | 1957 | | | 7R | Property not visible from public right-of-way in Deep Well Ranch Estates | |
| 1300 | | SAGEBRUSH RD | RD | 1966 | | | 5D3 | Contributor to Deep Well Ranch 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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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 overhanging 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 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." 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 architect 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | | | 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, 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 555 | E | San Lorenzo | Rd | 1958 | | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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, |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 |
| 2524 | | Sierra Madre | Dr | 1966 | Yes | | 553 | 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 | 551 | Designated, did not re-evaluate (HSPB-42). | |
| 2359 | E | Smokewood | Ave | 1944 | | | 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, 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 2000 | | Southridge | Dr | 1967 | Yes | | 553 | 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. 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. |
| 2175 | | Southridge | Dr | 1966 | | | 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). 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 | CASE 3.4200 ALTS APVD HSPB 12-1-20. REMOVED FROM CLS 3 LIST 8-18-21 KL. This property was re-evaluated 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 591 | W | Stevens | Rd | 1937 | 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 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. | The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert 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 | | 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 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 100 | S | Sunrise | Way | | | | 553 | 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. | 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. |
| 300 | S | Sunrise | Say | | | | | William Cody designed library building (ADDED 05-17-23 KL, SY) | |
| 230 | | SUNSET | WAY | 1958 | | | 5D3 | Contributor to Sunmor Enchanted Homes | |
| 252 | | SUNSET | WAY | 1958 | | | 5D3 | Contributor to Sunmor Enchanted Homes | |
| 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 | |
| 300 | S | SUNSET | WAY | 1975 | | | | Palm Springs Library - Added to the Class 3 List 04/25/23 - SY/KL | Noteworthy example of Brutalist architecture in Palm Springs reflecting the late modern period of architecture designed by William Cody. Following is an excerpt on the Library: Carl Lykken donated \$10,000 in 1971 to be used for the construction of a new city library. He was one of Palm Springs pioneers and a 29-year member of the Palm Springs Library Board. The city passed proposition "R" for seven new recreational facilities, including a new library. Of the money raised, \$104,733 went to William Cody for the library design. The building was expected to cost \$1 million. It was to be built on what was then the Polo Grounds, but is now by the baseball field. Groundbreaking was on June, 1974. Contractor Peter Kiewit built the new main library at a cost of \$1,418,000. A central and spectacular focus in the new building was the indoor fountain set in a skylighted atrium. The decorative fountain tiles and tile work were donated by the Friends Of The Library. |
| 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). | |
| 650 | E | Tachevah | Dr | 1964 | | | | Large 9000 sf MCM home significant as Lapham designed dwelling (ADDED 8-18-21 KL) | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 | | 553 | 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 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. | 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 Alton 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 Alton 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|-----------|-----|-----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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. | |
| | | 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) |
| 231 - 267 | E | Tahquitz Canyon | Way | 1959 | | | | Welmas Building | Significant MCM commercial building (ADDED 8-18-21 KL) |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------------|--------|----------------------------|----------------------------------|--------------|----------------------------|---|--|
| 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 | | | 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 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 | | | 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 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 | 551 | 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." | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 3255 | E | Tahquitz Canyon | Way | 1962 | | | 553 | 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 | 551 | Designated, did not re-evaluate (HSPB-70). | |
| 385 | W | Tahquitz Canyon | Way | 1927 | | 21 | 551 | Designated, did not re-evaluate (HSPB-21). | |
| 412 | W | Tahquitz Canyon | Way | 1924 | | 34 | 551 | 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 | | | 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. | The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 275 | E | Tamarisk | Rd | 1939 | | | 553 | 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. |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 367 | E | Tamarisk | Rd | 1936 | | | 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. | The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert 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). |
| 535 | E | Tamarisk | Rd | 1934 | | | 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 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 committees (including the Palm Springs Art Museum and Chamber of Commerce. (Desert sun 4/29/58). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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. |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 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 | |
| 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 487 | | Valmonte Norte | | 1937 | | | 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 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 | Verbena | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 1272 | E | Verbena | Dr | 1955 | | | 553 | 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 | 551 | Designated, did not re-evaluate (HSPB-28). | |
| 688 | E | Vereda Sur | | 1950 | | | 7R | CASE 3.4226 ALTS APVD. HSPB 6-1-21. REMOVE FROM CLS 3 LIST 8-18-21 KL. This property was re-evaluated 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| 695 | E | Vereda Sur | | 1936 | | | 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 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 | | 553 | 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." |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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." |
| 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." |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 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 |
| 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 | |
| 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|----------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 |
| 350 | W | Via Lola | | 1962? | | | | (ADDED 8-18-21 KL) Former home of interior designer Arthur Elrod | |
| 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 657 | N | Via Miraleste | | 1930 | | 56 | 551 | Designated, did not re-evaluate (HSPB-56). | |
| 796 | N | Via Miraleste | | 1934 | | | 7R | REMOVED FROM CLS 3 LIST 8-18-21 PLAN CHECK 2021-2957 ALREADY TOO HEAVILY MODIFIED DOES NOT STAND AS A NOTEWORTHY EXAMPLE OF THE STYLE, PERIOD, CONSTRUCTION, ETC. This property was re-evaluated 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 | 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, 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|---|--|
| 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 |
| 1480 | N | Via Miraleste | | 1949 | | | 553 | 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 | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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. |
| 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). | |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 754 | E | Vista Chino | | 1961 | Yes | | 553 | 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 | | | 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 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 construction, 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). |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 424 | W | Vista Chino | | 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). 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 | 551 | 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 bridge 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. |
| 539 | | Vista Oro | | 1937 | | | 553 | 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 bridge 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|-----------|--------|----------------------------|----------------------------------|----------|----------------------------|--|--|
| 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) |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|---------------|--------|----------------------------|----------------------------------|----------|----------------------------|--|---|
| 665 | | Vista Oro | | 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 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 | | | 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 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 | | | 553 | 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. |

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: October 25, 2023.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | AGUA CALIENTE INDIAN RESERVATION | HSPB NO. | 2016 HRG LOCAL STATUS CODE | Statement of Significance | Notes |
|---------|-----|--------|--------|----------------------------|----------------------------------|----------|----------------------------|---|---|
| | | | | 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) |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|----------------------|--------|----------------------------|-------------------------|-----------|-------------------|----------------------------------|-----------|----------|-------------------|---------------------|----------------|
| 190 | W | Amado | Rd | 1957 | | | | Palm Springs Chamber of Commerce | Yes | | 6Z | 6Z | 6Z |
| 2630 | | Anza | Tr | 1935 | | Unknown | | | Yes | | 6Z | 6Z | 6Z |
| 2715 | | Anza | Tr | 1939 | | Unknown | | | Yes | | 6Z | 6Z | 6Z |
| 2733 | | Anza | Tr | 1945 | | | | | Yes | | 6Z | 6Z | 6Z |
| 2805 | | Anza | Tr | 1952 | 1947 | | | | Yes | | 6Z | 6Z | 6Z |
| 2223 | S | Araby | Dr | 1947 | | Unknown | | | Yes | | 6Z | 6Z | 6Z |
| 449 | E | Arenas | Rd | | c. 1965 | | | Royal Springs Apartments | Yes | | 6Z | 6Z | 6Z |
| 239 | W | Arenas | Rd | 1928 | 1928 or earlier | | Pearson, Henry C. | Pearson Residence; Arenas Lodge | Yes | | 6Z | 6Z | 6Z |
| 850 | N | Arquilla | Rd | 1944 | | | | | Yes | | 6Z | 6Z | 6Z |
| 445 | E | Avenida Hokona | | 1944 | | | | Shumann Residence | Yes | | 6Z | 6Z | 6Z |
| 485 | E | Avenida Hokona | | 1953 | | | | | Yes | | 6Z | 6Z | 6Z |
| 273 | | Avenida Ortega | | 1945 | | | | Vista Del Oro | Yes | | 6Z | 6Z | 6Z |
| 925 | N | Avenida Palmas | | 1932 | c. 1925 | | | | | | 6Z | 6Z | 6Z |
| 976 | N | Avenida Palos Verdes | | 1933 | | | | | Yes | | | | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|----------------------|--------|----------------------------|-------------------------|--|---------------------|---|-----------|----------|-------------------|---------------------|----------------|
| 996 | N | Avenida Palos Verdes | | 1933 | | | | | Yes | | 6Z | 6Z | 6Z |
| 378 | W | Baristo | Rd | 1937 | | | | Fire Brick House | Yes | | 6Z | 6Z | 6Z |
| 1932 | S | Barona | Rd | 1945 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1964 | S | Barona | Rd | 1938 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1990 | S | Barona | Rd | 1938 | | | Darling, William S. | Darling Residence | Yes | | 6Z | 6Z | 6Z |
| 501 | N | Belardo | Rd | 1930 | | Brewster & Benedict (1937 addition); Neff, Wallace (1960s alterations) | Hicks, Alvah | Alvah Hicks Residence #3; Grahalm; The Cloisters; Casa de Cloisters | Yes | | 6Z | 6Z | 6Z |
| 502 | N | Belardo | Rd | | | | | Hicks (Alvah & Theresa) Residence | Yes | | | | 6Z |
| 535 | N | Belardo | Rd | 1930 | 1927 | | Hicks, Alvah | Kellogg Residence #1; Casa Robey | Yes | | 6Z | 6Z | 6Z |
| 333 | W | Cabrillo | Rd | 1937 | | | Van Heusen, Jimmy | Van Heusen Residence | Yes | | 6Z | 6Z | 6Z |
| 573 | N | Cahuilla | Rd | 1935 | | | | | Yes | | 6Z | 6Z | 6Z |
| 641 | N | Cahuilla | Rd | 1930 | | | Hoover, Dorothy | Hoover Residence | Yes | | 6Z | 6Z | 6Z |
| 237 | S | Cahuilla | Rd | 1946 | | | Hicks, G. Delbert | | Yes | | 6Z | 6Z | 6Z |
| 245 | S | Cahuilla | Rd | 1935 | 2006 | | | | Yes | | 6Z | 6Z | 6Z |
| 257 | S | Cahuilla | Rd | 1938 | | | | | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL |
|---------|-----|-------------------|--------|----------------------------|-------------------------|--------------|-----------------|------------------|-----------|----------|-------------------|---------------------|-------|
| 262 | S | Cahuilla | Rd | 1940 | c. 1935 | | | | Yes | | 6Z | 6Z | 6Z |
| 430 | S | Cahuilla | Rd | 1948 | 1929 | | McManus, Pearl | Michael's House | Yes | | 6Z | 6Z | 6Z |
| 545 | S | Calle Abronia | | 1934 | | | | | Yes | | | | 6Z |
| 572 | S | Calle Abronia | | 1935 | | | | | Yes | | | | 6Z |
| 553 | S | Calle Ajo | | 1930 | | | | | Yes | | | | 6Z |
| 565 | S | Calle Ajo | | 1937 | | | | | Yes | | | | 6Z |
| 495 | | Calle El Segundo | | | | | | Hecht Residence | Yes | | | | 6Z |
| 791 | N | Calle Marcus | | 1941 | | | | | Yes | | 6Z | 6Z | 6Z |
| 649 | | Calle Marcus | | 1944 | | | | | Yes | | | | 6Z |
| 526 | S | Calle Palo Fierro | | 1935 | | | | Grimm Residence | Yes | | | | 6Z |
| 545 | S | Calle Palo Fierro | | 1928 | | | | | Yes | | | | 6Z |
| 690 | S | Calle Palo Fierro | | 1942 | | | | | Yes | | | | 6Z |
| 686 | N | Calle Rolph | | 1939 | | | | Kieley Residence | Yes | | 6Z | 6Z | 6Z |
| 1163 | N | Calle Rolph | | 1945 | | Clark & Frey | Nichols, Culver | Bel Vista | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL |
|---------|-----|--------------------|--------|----------------------------|-------------------------|-----------|---------------------|---------------------|-----------|----------|-------------------|---------------------|-------|
| 1311 | E | Camino Amapola | | 1948 | 1948-1951 | | | Lynbrook Apartments | Yes | | 6Z | 6Z | 6Z |
| 1357 | E | Camino Amapola | | 1950 | | | | | Yes | | 6Z | 6Z | 6Z |
| 213 | | Camino Buena Vista | | 1940 | c. 1935 | | | | Yes | | 6Z | 6Z | 6Z |
| 1985 | | Camino Monte | | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 425 | | Camino Norte | | 1952 | 1946 | | Arthur, Jerlyn | | Yes | | 6Z | 6Z | 6Z |
| 723 | | Camino Parocela | | 1946 | | | | | Yes | | 6Z | 6Z | 6Z |
| 420 | W | Canyon | Pl | 1944 | | | | | Yes | | | | 6Z |
| 362 | W | Chino | Dr | 1927 | | | | Parker Residence | Yes | | 6Z | 6Z | 6Z |
| 420 | W | Chino | Dr | 1991 | | | | | Yes | | 6Z | 6Z | 6Z |
| 470 | W | Chino | Dr | 1990 | | | | | Yes | | 6Z | 6Z | 6Z |
| 669 | W | Chino Canyon | Rd | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 2929 | | Cholla | Pl | 1925 | | | | | Yes | | 6Z | 6Z | 6Z |
| 443 | E | Chuckawalla | Rd | 1938 | | | | Caniff Residence | Yes | | 6Z | 6Z | 6Z |
| 210 | W | Crestview | Dr | 1936 | | | Walska, Ganna | Walska Residence | Yes | | 6Z | 6Z | 6Z |
| 233 | W | Crestview | Dr | 1933 | c. 1923-1925 | | Gillette, King Camp | | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|------------------|--------|----------------------------|-------------------------|-------------------|------------------|-------------------|-----------|----------|-------------------|---------------------|----------------|
| 1851 | W | Crestview | Dr | 1940 | 1938 | | Mayo, Ruth | | Yes | | 6Z | 6Z | 6Z |
| 1052 | E | El Alameda | | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1053 | E | El Alameda | | 1935 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1063 | E | El Alameda | | 1935 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1075 | E | El Alameda | | 1935 | | | Christy, George | Christy Residence | Yes | | 6Z | 6Z | 6Z |
| 1076 | E | El Alameda | | 1935 | c. 2013 | | | | Yes | | 6Z | 6Z | 6Z |
| 1108 | E | El Alameda | | 1936 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1155 | E | El Alameda | | 1948 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1385 | E | El Alameda | | 1953 | | | Lederer, Frances | Lederer Residence | Yes | | 6Z | 6Z | 6Z |
| 152 | W | El Camino | Way | 1936 | | Williams, Paul R. | | | Yes | | 6Z | 6Z | 6Z |
| 277 | W | El Portal | | 1945 | c. 1935 | | Factor, Max | Factor Estate | Yes | | 6Z | 6Z | 6Z |
| 1025 | E | Granvia Valmonte | | 1934 | | | | | Yes | | 6Z | 6Z | 6Z |
| 785 | | Granvia Valmonte | | | | | | | Yes | | | | 6Z |
| 574 | N | Hermosa | Dr | 1936 | | | | | Yes | | 6Z | 6Z | 6Z |
| 584 | N | Hermosa | Dr | 1945 | | | | | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|---------------|--------|----------------------------|-------------------------|-----------------------------------|-------------------------|--|-----------|----------|-------------------|---------------------|----------------|
| 334 | W | Hermosa | Pl | 1926 | 1935 | Fuller, Leland F. | Starke, A.W. | Starke Residence | Yes | | 6Z | 6Z | 6Z |
| 100 | N | Indian Canyon | Dr | 1955/1959 | | Cody, Koenig, Wexler and Harrison | | Palm Springs Spa Hotel and Bathhouse | Yes | | 6Z | 6Z | 6Z |
| 295 | N | Indian Canyon | Dr | 1941 | | | | Devine's Grocery | Yes | | 6Z | 6Z | 6Z |
| 311 | N | Indian Canyon | Dr | 1940 | 1959-1960 | Lapham, Howard | Greyhound Lines | Greyhound Bus Station | Yes | | 6Z | 6Z | 6Z |
| 454 | N | Indian Canyon | Dr | 1960 | | | | Palm Springs Mirror and Glass, Angel View Thrift Store | Yes | | 6Z | 6Z | 6Z |
| 1600 | N | Indian Canyon | Dr | 1959 | | Rissman, Homer | Schuman, Irwin | Riviera Resort | Yes | | 6Z | 6Z | 6Z |
| 2027 | | Jacques | Dr | 1959 | | | | | Yes | | 6Z | 6Z | 6Z |
| 650 | W | Linda Vista | Dr | 1951 | 1946 | Hinkle, Barney | Hinkle, Barney | Hinkle Residence; Anderson Residence | Yes | | 6Z | 6Z | 6Z |
| 251 | S | Lugo | Rd | 1940 | 1929 or earlier | | | | Yes | | 6Z | 6Z | 6Z |
| 295 | S | Lugo | Rd | 1935 | | | | | Yes | | 6Z | 6Z | 6Z |
| 388 | E | Mel | Ave | 1944 | 1937 | Brewster & Benedict | Cohn, Morris | Morris Cohn Residence | Yes | | 6Z | 6Z | 6Z |
| 438 | E | Mel | Ave | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 666 | E | Mel | Ave | 1950 | 1935 | Clark & Frey | Guthrie, James V. "Bud" | Guthrie Residence | Yes | | 6Z | 6Z | 6Z |
| 667 | E | Mel | Ave | 1945 | | Clark, John Porter | | | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|-------------|--------|----------------------------|---|---|-------------------------------|---------------------------------------|-----------|----------|-------------------|---------------------|----------------|
| 1945 | S | Mesa | Dr | 1925 | | | | | Yes | | 6Z | 6Z | 6Z |
| 185 | E | Mesquite | Ave | 1934 | | | | | Yes | | 6Z | 6Z | 6Z |
| 833 | E | Mesquite | Ave | | 1941 (original); 1953, 1958 (additions) | Clark & Frey, with additions by Wexler & Harrison | | Cahuilla Elementary School | Yes | | 6Z | 6Z | 6Z |
| 373 | S | Monte Vista | Dr | 1947 | c. 1935 | | | | Yes | | 6Z | 6Z | 6Z |
| 156 | E | Morongongo | Rd | 1947 | 1925 | Williams, Paul R. | | Roma Residence; Anderson Residence | Yes | | 6Z | 6Z | 6Z |
| 206 | E | Morongongo | Rd | 1936 | | | | | Yes | | 6Z | 6Z | 6Z |
| 266 | E | Morongongo | Rd | 1934 | | | | Ogg Residence | Yes | | 6Z | 6Z | 6Z |
| 287 | E | Morongongo | Rd | 1935 | | Clark, John Porter | Brandenstein, Harry "H.U." | Praeneste; Bell Residence | Yes | | 6Z | 6Z | 6Z |
| 2641 | E | Morongongo | Tr | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 2817 | E | Morongongo | Tr | 1938 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1958 | S | Navajo | Dr | 1957 | | | | | Yes | | | | 6Z |
| 142 | W | Oasis | Rd | 1944 | | | | | Yes | | 6Z | 6Z | 6Z |
| 155 | E | Ocotillo | Ave | 1939 | | | Gates, John E. | Gates Residence | Yes | | 6Z | 6Z | 6Z |
| 207 | E | Ocotillo | Ave | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|-------------|--------|----------------------------|-------------------------|---|-----------------------|--|-----------|----------|-------------------|---------------------|--|
| 217 | E | Ocotillo | Ave | 1936 | | | | | Yes | | 6Z | 6Z | 6Z |
| 252 | E | Ocotillo | Ave | 1935 | 1933 | Purcell, William G. with Bailey, James Van Evera | Purcell, William Grey | Purcell Residence | Yes | | 6Z | 6Z | 6Z |
| 261 | E | Ocotillo | Ave | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 583 | | Oleander | Rd | 1945 | | | | Torney Hospital Building | Yes | | 6Z | 6Z | 6Z |
| 226 | W | Overlook | Rd | 1924 | | | Wick, Henry | Wick Residence | Yes | | 6Z | 6Z | 6Z |
| 241 | W | Overlook | Rd | 1925 | | | Alcott, Frank | Alcott Residence | Yes | | 6Z | 6Z | 6Z |
| 324 | W | Overlook | Rd | 1924 | | | Gillette, King Camp | | Yes | | 6Z | 6Z | 6Z |
| 266 | | Overlook | Rd | | | | | Wick, Henry Residence | Yes | | | | INCORRECT ADDRESS; SEE 226 OVERLOOK RD |
| 233 | E | Palm Canyon | Dr | 1934 | | | | Palm House; Lyon's English Bar and Grill | Yes | | 6Z | 6Z | 6Z |
| 1000 | E | Palm Canyon | Dr | 1947 | | Gogerty, Henry "Hank" L.; Monhoff, Fred (alterations) | Levin, Samuel H. | | Yes | | 6Z | 6Z | 6Z |
| 201 | N | Palm Canyon | Dr | | | | | | Yes | | | | 6Z |
| 218 | N | Palm Canyon | Dr | 1935 | | | | Royal Palms Hotel | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|-------------|--------|----------------------------|-------------------------|--|---|--|-----------|----------|-------------------|---------------------|----------------|
| 257 | N | Palm Canyon | Dr | 1934 | | Benedict, H. Hudson (Bain, Ocerturm, Runer and Associates) | | Hyatt Palm Springs | Yes | | 6Z | 6Z | 6Z |
| 288 | N | Palm Canyon | Dr | | | | | | Yes | | | | 6Z |
| 340 | N | Palm Canyon | Dr | | | | | Bar | Yes | | | | 6Z |
| 370 | N | Palm Canyon | Dr | 1934; 1944 | | | | Palm Springs Bowling Alley; Ham and Eggerly | Yes | | 6Z | 6Z | 6Z |
| 414 | N | Palm Canyon | Dr | 1922 | | | | Monte Vista Hotel | | | 6Z | 6Z | 6Z |
| 415 | N | Palm Canyon | Dr | | c. 1940 | | | | Yes | | 6Z | 6Z | 6Z |
| 419 | N | Palm Canyon | Dr | | | | Benedict, Henry Hudson; Acme Electrical | Acme Electrical; Hamburger Mary's Bar and Grille (current) | Yes | | | | 6Z |
| 463 | N | Palm Canyon | Dr | 1935-1940 | | | | Casa de Bellas Artes | | | 6Z | 6Z | 6Z |
| 1081 | N | Palm Canyon | Dr | 1946 | | | | Seeburg Building; Coldwell Banker | | | 6Z | 6Z | 6Z |
| 1440 | N | Palm Canyon | Dr | 1947 | | | | Lazy Lodge, Skylark Hotel | | | 6Z | 6Z | 6Z |
| 1447 | N | Palm Canyon | Dr | 1938 | | | | Casa del Camino | Yes | | 6Z | 6Z | 6Z |
| 1488 | N | Palm Canyon | Dr | | | | | Montana Plaza | Yes | | 6Z | 6Z | 6Z |
| 1560 | N | Palm Canyon | Dr | 1935 | | | | | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|------------------|--------|----------------------------|-------------------------|---|-------------------------|---|-----------|----------|-------------------|---------------------|----------------|
| 151 | S | Palm Canyon | Dr | 1945 | 1947 | Wurdeman & Becket; Shellhorn, Ruth (landscape architecture) | | Bullock's | Yes | | 6Z | 6Z | 6Z |
| 186 | S | Palm Canyon | Dr | 1930; 1937 | | | | Maloof's; Valentine's Drug Store; American Bistro, etc. | Yes | | 6Z | 6Z | 6Z |
| 458 | S | Palm Canyon | Dr | 1960 | | | | | Yes | | 6Z | 6Z | 6Z |
| 600 | S | Palm Canyon | Dr | 1925 | | | | McKinney's Court | Yes | | 6Z | 6Z | 6Z |
| 960 | S | Palm Canyon | Dr | 1955 | | Cody, William F. | | Cameron Center | Yes | | 6Z | 6Z | 6Z |
| 1100 | S | Palm Canyon | Dr | 1944 | | | | Bigley's 76 Service Station | Yes | | 6Z | 6Z | 6Z |
| 1150 | S | Palm Canyon | Dr | 1933 | | | | | | | 6Z | 6Z | 6Z |
| 111 | E | Palo Verde | Ave | 1934 | | | | Bigley Residence | Yes | | 6Z | 6Z | 6Z |
| 245 | E | Palo Verde | Ave | 1939 | c. 1935 | | Heterick, Dr. Robert H. | Heterick Residence | Yes | | 6Z | 6Z | 6Z |
| 275 | E | Palo Verde | Ave | 1930 | | | | | Yes | | 6Z | 6Z | 6Z |
| 285 | E | Palo Verde | Ave | 1931 | | | | | Yes | | 6Z | 6Z | 6Z |
| 856 | E | Paseo El Mirador | | 1946 | | Frey, Albert | Woolley, J. A. | Woolley Residence | Yes | | 6Z | 6Z | 6Z |
| 1150 | E | Paseo El Mirador | | 1941 | | Frey, Albert | Frey, Albert | Frey House (I) | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL REGISTER |
|---------|-----|----------------|--------|----------------------------|-------------------------|--------------------|--------------------|---|-----------|----------|-------------------|---------------------|----------------|
| 772 | SE | Prescott | Dr | 1933 | 1934 | Bradley, Harley S. | Woolsey, Robert M. | Woolsey Residence; Desert Paradise; Antares of Palm Springs; The Abbey Palm Springs | Yes | | 6Z | 6Z | 6Z |
| 133 | W | Racquet Club | Dr | | | | | | Yes | | | | 6Z |
| 287 | W | Racquet Club | Rd | | | | | | Yes | | 6Z | 6Z | 6Z |
| 1333 | W | Racquet Club | Rd | 1944 | | | | | Yes | | 6Z | 6Z | 6Z |
| 175 | W | Radio | Rd | 1944 | | | | Radio Station | Yes | | 6Z | 6Z | 6Z |
| 1716 | | Ridge | Rd | 1935 | | | Goulding, Edmund | Goulding Studio | | | 6Z | 6Z | 6Z |
| 1183 | E | San Jacinto | Way | 1936 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1250 | E | San Jacinto | Way | 1953 | 1935 | | Samson, Herb | Samson Residence | | | 6Z | 6Z | 6Z |
| 340 | E | San Rafael | Dr | | | | | | Yes | | 6Z | 6Z | 6Z |
| 410 | E | San Rafael | Dr | | | | | | Yes | | 6Z | 6Z | 6Z |
| 406 | W | San Rafael | Dr | | | | | | Yes | | | | 6Z |
| 177 | W | Santa Catalina | Rd | 1936 | | | | | Yes | DI | 6Z | 6Z | 6Z |
| 453 | E | Sonora | Rd | 1946 | c. 1935 | | | | Yes | | 6Z | 6Z | 6Z |
| 467 | E | Sonora | Rd | 1947 | c. 1936 | | | Hermosa Casa Chaquita | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL |
|---------|-----|-----------------|--------|----------------------------|-------------------------|---------------------|--------------------------|---------------------------------|-----------|----------|-------------------|---------------------|-------|
| 787 | E | Sonora | Rd | 1947 | | | Levin, Robert | Levin Residence | Yes | | 6Z | 6Z | 6Z |
| 368 | W | Stevens | Rd | 1937 | | | Jones, Carolyn | | Yes | | 6Z | 6Z | 6Z |
| 388 | W | Stevens | Rd | 1937 | | Brewster & Benedict | | Villa Palmera; Finchy Residence | Yes | | 6Z | 6Z | 6Z |
| 563 | N | Sunrise | Way | 1945 | c. 1935 | | | | Yes | | 6Z | 6Z | 6Z |
| 1057 | E | Tachevah | Dr | 1945 | | | | | Yes | | 6Z | 6Z | 6Z |
| 1350 | E | Tachevah | Dr | 2005 | | | | Strebe, Earl Residence | Yes | | | | 6Z |
| 383 | W | Tahquitz | Dr | 1924 | | | Coffman, Earl O. | Le Valleuris; CLASS 1 | Yes | | 6Z | 6Z | 6Z |
| 135 | E | Tahquitz Canyon | Way | | | | | | Yes | | 6Z | 6Z | 6Z |
| 389 | W | Tahquitz Canyon | Way | 1917 | | | | Kieley Residence; Big Orr | | | 6Z | 6Z | 6Z |
| 1044 | E | Tamarisk | Rd | 1937 | | | Woodmansee, Dr. Clarence | | Yes | | 6Z | 6Z | 6Z |
| 455 | | The Palms | St | 1950 | 1935 | | | | Yes | | 6Z | 6Z | 6Z |
| 475 | | The Palms | St | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 486 | | The Palms | St | 1936 | | | | | Yes | | 6Z | 6Z | 6Z |
| 537 | | The Palms | St | 1946 | c. 1935 | | | | Yes | | 6Z | 6Z | 6Z |
| 580 | | The Palms | St | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |

City of Palm Springs, California - Department of Planning Services
CITYWIDE HISTORIC RESOURCE INVENTORY - NOT ELIGIBLE

Contact the Planning Services Department for more info at 760 323 8245

Last revised: January, 2019.

| ADDRESS | DIR | STREET | SUFFIX | YEAR BUILT PER COUNTY/CITY | YEAR BUILT PER RESEARCH | ARCHITECT | ORIGINAL OWNER | COMMON NAME | CITY LIST | HSPB NO. | NATIONAL REGISTER | CALIFORNIA REGISTER | LOCAL |
|---------|-----|---------------|--------|----------------------------|-------------------------|--------------|----------------------|-------------------------|-----------|----------|-------------------|---------------------|-------|
| 1285 | E | Verbena | Dr | 1942 | | | Florsheim, Irving S. | | Yes | | 6Z | 6Z | 6Z |
| 723 | E | Vereda Sur | | 1952 | 1936 | Clark & Frey | | Beecher Residence | | | 6Z | 6Z | 6Z |
| 596 | W | Via Escuela | | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 212 | W | Via Lola | | 1944 | | | | | Yes | | | | 6Z |
| 650 | N | Via Miraleste | | 1939 | | | Guthrie, Alice C | Alice Guthrie Residence | Yes | | 6Z | 6Z | 6Z |
| 1455 | | Vine | Ave | 1949 | | Hunt, Myron | Hawks, Howard | Casa de Plata | Yes | | | | 6Z |
| 2232 | N | Vista Grande | | 1937 | | | | | Yes | | 6Z | 6Z | 6Z |
| 504 | | Vista Oro | | 1937 | | | | Murray Residence | Yes | | | | 6Z |
| 524 | | Vista Oro | | 1936 | | | | | Yes | | | | 6Z |
| 575 | | Vista Oro | | 1937 | | | | | Yes | | | | 6Z |
| 576 | | Vista Oro | | 1935 | | | | | Yes | | | | 6Z |