



Historic Site Preservation Board Memo

Date: April 13, 2010

Case No: HSPB – 72 Orchid Tree Inn


Application Type: Historic Designation, Class One / Two

Location: 261 S. Belardo Road

Applicant: Historic Site Preservation Board

Zone: R-3

APN: 513-151-041

From: Craig A. Ewing, AICP, Director of Planning Services 

The Historic Site Preservation Board at their meeting of January 12, 2010 granted a request by the property owner for a continuance of this application for 90-days. Subsequently, staff has provided monthly reports to the Board on the status of the property. A public hearing has been noticed for this meeting so that the Board may again consider whether to adopt a recommendation regarding the historic status of the property.

Staff has been advised by Mr. Richard Weintraub that he has purchased the property and that it is now owned by Weintraub Financial Services, Inc. However, no immediate plans for use or development are known at this time. Mr. Weintraub was advised of the Board's interest in reviewing the property for possible historic designation and was provided with all background information (application, staff reports, etc.) The agenda for this meeting and all related materials have also been forwarded to Mr. Weintraub.

At this time, the City has received no further communication from the owner. Staff believes that the Board may consider the matter at its choosing, including conducting a public hearing, as all notification requirements have been met.

Attachments:

- HSPB Staff Report and Meeting Minutes, January 12, 2010
- Vicinity Map
- Draft Resolution
- Application, background information and photos



Historic Site Preservation Board Staff Report

Date: January 12, 2010

Case No.: HSPB – 72 Orchid Tree Inn

Application Type: Historic Designation

Location: 261 S. Belardo Road

Applicant: Historic Site Preservation Board

Property Owner: Palisades Development Group / Matt Fisher

Zone: R-3

General Plan: Small Hotel

APN: 513-151-041, 042, 043

From: Craig A. Ewing, AICP, Director of Planning Services

PROJECT DESCRIPTION

An application by the City of Palm Springs Historic Site Preservation Board (HSPB) to designate Orchid Tree Inn at 261 South Belardo Road as a Class 1 historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the buildings consistent with that ordinance,
3. Grant possible property tax reduction opportunities to the owners under the State of California Mills Act.

RECOMMENDATION

That the Historic Site Preservation Board (HSPB) recommends approval to the City Council designating portions of the Orchid Tree Inn at 261 South Belardo Road as Class 1 and Class 2 Historic Sites. A draft resolution is attached for consideration.

PRIOR ACTIONS

- On June 14, 2005, the Historic Site Preservation Board (HSPB) reviewed the project as a pre-application for a conceptual review regarding the relationship of new construction to the existing site and sensitivity to historic preservation.
- On June 12, 2006, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted 5-0 to restudy the architectural detailing and mass of the new condominium component of the project. The final comments by the committee were that the site plan, adaptive re-use, and restoration to historic buildings are a positive addition for the neighborhood and the city.
- On June 13, 2006, the Historic Site Preservation Board reviewed the proposed project. At the close of the discussion, a motion to continue the project until the July 11, 2006 meeting passed with a 4-2 (Williams, Nelson) vote. The one-month continuance carried a requirement that the developer, his agents, the author of the Historic Resources Assessment Report, the fellow board members, and members of the community to research for any additional documentation on sections A and B of the property site plan.
- On July 10, 2006, the Architectural Advisory Committee reviewed the revisions to the proposed new condominium building and voted 5-0 to recommend that the Planning Commission approve the architectural changes to the new residential condominium building with a request to bring the colors and materials board back to AAC at the time the construction drawings are approved.
- The July 11, 2006, Historic Site Preservation Board Site Preservation Board asked the developer, his team and the public for any additional documentation for Sections A and B, and based on the information received, voted 5-0 for a 120-day Stay of Demolition on the Craftsman Bungalow in order to allow time to investigate the potential re-location of the building. This stay only affects demolition permits for the bungalow, and all other entitlements and permits may proceed.
- On July 12, 2006, the Planning Commission voted 4-0 approving architectural approval for adaptive re-use from hotel to condominium, renovation and construction of thirty-four residential condominium units, and a conditional use permit for a bar and hospitality kitchen with a recommendation that the City Council approve Tentative Tract Map, TTM34019 and uphold the HSPB Stay of Demolition for the Craftsman Bungalow, and to allow subsequent demolition and construction of the proposed project at the end of the 120-day stay.
- On July 19, 2006, the City Council approved the tentative tract map to subdivide approximately the developed 2.13 acre site, for thirty-four residential condominiums, a nine-room hotel, and associated landscaping and parking.

- On Tuesday, September 8, 2009 the Board voted 7-0 to initiate an investigation and study of the proposed designation of the Orchid Tree Inn as a Class 1 Historic Site.

BACKGROUND AND SETTING

Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of an historic site as follows;

(a) *Historic Site.*

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

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

A Class 1 Historic Site may also qualify for historic designation at the federal, state and/or county level.

Designation of Historic Sites.

The City Council is authorized to designate Historic Sites.

The Historic Site Preservation Board makes recommendations to the City Council that certain sites be designated as Historic Sites in accordance with Section 8.05.135 of the Municipal Code. The Board may initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of a recommendation.

Conditions that apply to Class 1 Historic Sites.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Site;

1. It shall meet the definition of an historic site as outlined in Municipal Code Section 8.05.020.

2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A plaque explaining the historic nature of the site will be installed at the site.
7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

Conditions that apply to Class 2 Historic Sites.

1. It shall meet the definition of an historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The site is eligible for plaquing.
5. The site is not occupied by a modern structure or use which is different than that of the historical period.
6. The structure is unusable, nonconforming, unrestorable or the like.

DESCRIPTION

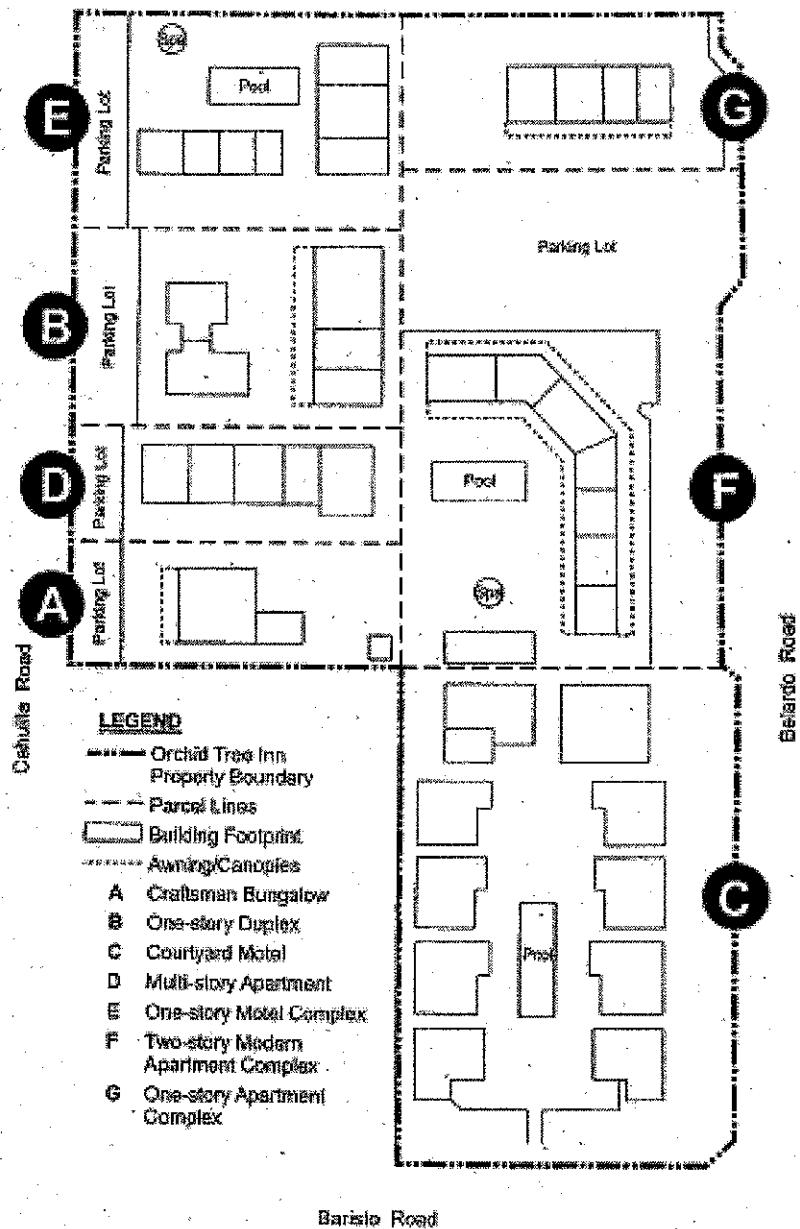
The Orchid Tree Inn site is an assemblage of five separate lots consisting of seven existing and former buildings built between the years from 1915 to 1948. The location of the complex at 261 South Belardo Road near the heart of the traditional Palm Springs Village is a concentration of early 20th century tourist and residential accommodations. The buildings were developed in close proximity to each other by multiple owners and are located within the Historic Tennis Club Neighborhood of the City.

The seven buildings which make up the Orchid Tree Inn site along with their individual unique qualities can be characterized in Table 1 below:

Table 1:

Building	A	B	C	D	E	F	G
Address	262 S. Cahuilla Road	244-248 S.Cahuilla Road	226 West Baristo Road	254 S. Cahuilla Road	220 S. Cahuilla Road.	292 S. Cahuilla Road	231 S. Belardo Road
Description	Craftsman Bungalow	One-Story Duplex	Courtyard Motel	Multi-Story Apartment	One-story Motel	Two-Story Apartment	One-Story Apartment
Year Built	1934	1927	1934	1948	1941	1957-58	1938
Design	<i>(Destroyed by Fire)</i>	Spanish Colonial Revival	Spanish Colonial Tourist Court	Spanish Colonial Revival	Spanish Colonial Revival	<i>(Destroyed by Fire)</i>	No Distinctive Architect
Materials	<i>(Removed)</i> Hand-set Stone Archway Remains	Flat Roof Stucco	Red Clay Tiles, Extended Porch Roofs	Metal Framed windows	Wood Framed	<i>(Removed)</i>	Wood Frame, Gravel Roof

A variety of building types comprise the Orchid Tree Inn property, including the following: a Craftsman bungalow (recently destroyed by fire); a two-story apartment building designed by Albert Frey (recently destroyed by fire); two one-story apartment buildings; a small Spanish style duplex; a one-story, L-shaped motel complex, a rectangular shaped four-unit apartment; and the original "U" shaped courtyard motel.



- Building A – Craftsman Bungalow (destroyed by fire)
- Building B – One-story Duplex
- Building C – Courtyard Motel
- Building D – One-story Apartments
- Building E – One-story Motel
- Building F – Frey Apartments (destroyed by fire)

- **Building G – One-story Apartments**

Over the years the Orchid Tree Inn complex has been operated by several owners and acquired different names including; The Sakarah, The Apache Lodge, and the Bel-Ardo Villas. In 1952 the bungalow court motel (building C) was sold and its current name came into place along with several renovations including the planting of Orchid Trees, the re-orientation of the main entrance and the installation of a swimming pool. With these renovations the property retained the original design and scale of a bungalow court motel, and conveys a particular period of time in Palm Springs history.

Craftsman Cottage (Building A)

The oldest structure in the complex was a Craftsman influenced bungalow (building A), which dated from around 1915. For over 45 years the bungalow was owned and occupied by Genevieve Reilly, a Christian Science practitioner. It was later acquired and incorporated as part of the Orchid Tree Inn Property and converted to transient lodging as part of the motel. The one-story bungalow was of wood-frame construction and was clad in stucco. A complex gable roof with overhanging eaves and exposed rafter tails capped the dwelling. An open porch area sheltered by a shed roof was supported by square wood posts. The center entry door was flanked by two wood-framed, multi-pane casement windows. A massive river rock chimney was located along the buildings south elevation. An enclosed porch screen sitting area was located at the northwest end of the bungalow along with an enclosed porch at the rear of the building. This structure was destroyed by a recent fire. Only a stone archway survived.

The Bungalow Court Motel (Building C)

As Palm Springs grew in stature as a destination for rest and relaxation in the early twenty-century, different styles of transient accommodations were built. One unique style was the bungalow court motel. This building type promoted a specific type of living, providing the amenities of a single-family residence – privacy, gardens, and porches, with the conveniences of an apartment - security and community. The bungalow courts were detached cottages surrounded by a common area in a "U" formation. They were one-story with wide overhanging eaves, projecting rafters and an informal floor plan that opened to the common area.

The original Sakarah (later the Orchid Tree Inn, building C) was a small motel consisting of 10 bungalow units. As was typical at the time, the complex was designed in a Spanish Colonial Revival style and featured a large landscape courtyard with a pool. The presence of the bungalow motel is locally significant as an example of a disappearing building type that is important to the history of Palm Springs. It is one of the earliest examples of this property type. Over time the 10-unit complex has been altered somewhat and the individual components may lack distinction, but as a grouping the units retain the distinguishing features of an early 20th century court motel.

The Frey Apartment Building (Building F)

The Orchid Tree Inn complex contained a two-story mid century modern motel apartment building designed by Albert Frey (building F). Originally the building was located across the street but was relocated in 1972 after it was threatened by demolition. The modern style resort hotel apartment building was built in 1957 and was

known as the Premiere Apartments. The original complex included guest rooms, enclosed garages, shuffleboard court, and a swimming pool all for the use by the long-term tenants or tourists. The original structure contained architectural features such as low curved fiberglass panels which enclosed each of the ground floor unit's private decks; the use of concrete block, corrugated metal, and grooved plywood. Vertical dividers separated each of the balconies and outdoor porch areas and large round windows were placed at either end of the second floor wings. This structure was completely destroyed by a recent fire.

Remaining Buildings (Buildings B, D, E, & G)

The remaining four buildings consist of a one-story duplex (building B; built 1927), a one-story apartment building (building D; 1948), a one-story motel (building E; 1941), and a one-story apartment building (building G; 1938). All constructed in a similar Spanish Colonial Revival style and all are in various states of neglect and disrepair. Unlike the collection of bungalows (complex C), these buildings possess neither significant architectural merit nor other characteristics to support historic designation.

ANALYSIS

An application for historic designation may be initiated by the Historic Site Preservation Board without the property owner being a party to the application as described by Section 8.05.135:

8.05.135 Investigation and study.

The historic site preservation board shall conduct or cause to be conducted such preliminary surveys, studies or investigations as it deems necessary to adequately inform the historic site preservation board and city council prior to the public hearing, and shall make available to any interested person the results of any such survey, study or investigation.

Staff notified the property owner of the proposed application. Mark Fisher representing Pali-Palm Springs, LLC is in opposition to the application which is expressed in a letter dated September 3, 2009 and received by the Planning Department on September 8, 2009.

The site has been the subject of significant review activity by the City as described in the "Previous Actions" section of this staff report, including HSPB review of certain Class 3 structures on the site.

Subsequent to the approval of the planned development district entitlements by the City, two fires occurred at the site, one destroying a single bungalow constructed in 1915 and the other gutting the two-story apartment building designed by Albert Frey. The remains of these structures were cleared from the property following the fires. No other actions have occurred on the site and all entitlements have expired.

DEFINING HISTORIC CHARACTERISTICS

Those portions of the Orchid Tree Inn that are good examples of early twenty-century Palm Springs housing for permanent and transient residents and are contributing factors of this site include:

- The bungalow court motel with ten buildings in a "U" shape design surrounding a common courtyard in a Spanish/ Mediterranean style with wide overhanging eaves, barrel tile roof, projecting rafters and an informal floor plan. This specific property to be designated as a Class 1 historic site.
- The Craftsman Cottage (lost) built in 1915 and the remaining stone archway. This specific property to be designated as a Class 2 historic site.
- The Frey Apartment building (lost) built in the modern style constructed of corrugated metal and wood with flat roof lines surrounding a common pool courtyard area. This specific property to be designated as a Class 2 historic site.
- The remaining four buildings containing design elements of Spanish/ Mediterranean influence have been found to hold no historic significance.

REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of an historic site: "*An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect*". Seven other qualities are listed therein and Staff notes that in addition to the finding of the basic definition of a historic site, the following required criteria as defined for Class 1 or 2 historic sites are as follows:

Class 1 Designation: The Orchid Tree Inn Bungalow Court Motel

3. *That reflects or exemplifies a particular period of the national, state or local history; or*

Bungalow Court motels are a particular style of lodging unique to the early 20th century and were an important forerunner to the motel industry. The bungalow motel consisted of detached cottages surrounded by a common area in a "U" formation. They were one-story with wide overhanging eaves, projecting rafters and an informal floor plan that opened to a common area. They typically contained a kitchenette, a bedroom, and a front room with bedding and kitchen utensils. Bungalow motels reflected a particular period in the early history of Palm Springs by providing affordable lodging for the growing transient business.

4. *That embodies the distinctive characteristics of a type, period or method of construction;*

The bungalow motel consisted of simple detached units usually wood framed one-story cottages in a Mediterranean/ Spanish style. Wide overhanging eaves, barrel tile roofs and projecting rafters gave the bungalow distinctive characteristics. Entries to the units included wood doors, or glass sliders, all protected by extended porch roofs within

small recessed verandas. Fenestration included large fixed paned glass windows, double hung sash windows with gable peaks punctuated by canales drainage holes.

Class 2 Designation: The Craftsman Cottage

3. That reflects or exemplifies a particular period of the national, state or local history; or

The Craftsman Cottage was built around 1915 was owned and occupied by Genevieve Reilly, a Christian Science practitioner. It was later acquired and incorporated as part of the Orchid Tree Inn Property and converted to transient lodging as part of the motel. The presence of the uncommon building type like a Craftsman Cottage in the early 20th century village of Palm Springs was a good example of an earlier period.

4. That embodies the distinctive characteristics of a type, period or method of construction;

The one-story bungalow Craftsman Cottage was distinctive in its design being that it was constructed of wood-frame and clad in stucco. Craftsman Cottages with their complex gable roof with overhanging eaves and exposed rafter tails capped the dwelling was a rare house design in the desert. Design elements included an open porch area sheltered by a shed roof supported by square wood posts. The center entry door was flanked by two wood-framed, multi pane casement windows. A massive river rock chimney was located along the buildings south elevation. An enclosed porch screen sitting area was located at the northwest end of the bungalow along with an enclosed porch at the rear of the building.

Class 2 Designation: The Frey Apartment Building

4. That embodies the distinctive characteristics of a type, period or method of construction;

The Premier Apartment had a distinctive characteristic in that it was built as a modern style resort hotel apartment in 1957 and the original complex included guest rooms, enclosed garages, shuffleboard court, and a swimming pool all for the use by the long-term tenants or tourists. The original structure contained architectural features such as low curved fiberglass panels which enclosed each of the ground floor unit's private decks; the use of concrete block, corrugated metal, and grooved plywood. Vertical dividers separated each of the balconies and outdoor porch areas and large round windows were placed and either end of the second floor wings.

5. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value;

The former Premiere Apartments presents the work of one of Palm Springs' (and the Coachella Valley's) most prolific and accomplished architect, Albert Frey. The building was designed to take advantage of the mountain views to the west and the arid landscape. The building expresses key signature aspects or features of Frey's craft, including modern design, and the large round windows at either end of the second floor wings. It also reflects an experimental period in Frey's architectural career in which he adapted his design and use of materials for functional purposes. By utilizing extensive overhangs and material such as metal to reflect the heat of the sun, the building did not originally require air conditioning.

Final Recommendation

Based on the above analysis and research report, staff has concluded that the following structures of the Orchid Tree Inn complex meet the definition of a Class 1 historic site because of the location, design, setting, materials, workmanship and aesthetic and because the building possesses qualities defined in items 3, and 4 from Municipal Code Section 8.05.020: Orchid Tree Inn Bungalow Court Motel – 226 W. Baristo Road.

Staff recommends that two properties; The Craftsman Cottage at 262 S. Cahuilla Road; and the Frey Apartment Building at 292 S. Belardo Road, be designated Class 2 historic sites. Staff notes that these two sites may indeed have held elements that would advance the intent of the City's historic ordinance, but the fact that these properties were destroyed by fire and razed merits a Class 2 status. The buildings possess qualities defined in items 3, 4, and 5 from Municipal Code Section 8.05.020.

Staff believes that designation of the remaining structures comprising the Orchid Tree Inn complex will not further the intent of the historic preservation ordinance.

ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within four hundred (400) feet of the subject property have been notified and notice was made in a newspaper of general circulation.

HSPB at their December 8, 2009 meeting continued the public hearing to the date specific meeting of January 12, 2010.

Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Application for Historic Designation
4. Letter from Property Owner
5. Letter from Tennis Club Homeowners Assoc.
6. Public Hearing Notice
7. Historic Resource Assessment Report
8. Riverside Co. Historic Site Survey Report
9. Site Photos from 2005
10. Current Site Photos

6. PUBLIC HEARINGS:

- ➔ 6A. HSPB 72 (*Orchid Tree Inn*) - An application by the City of Palm Springs Historic Site Preservation Board for the designation of a Class 1 Historic Site at 261 South Belardo Road, Zone R-3, Section 15.

Assistant Planner Mlaker summarized the staff report and presented the property owner's request that the item be continued for 90 days to allow for conclusion of reported sale of property.

Sheryl Hamlin and Frank Tysen spoke in favor of historic designation and in support of regular updates on the property until the continued hearing. The public hearing was continued and the Board discussed the on-going conditions of the site and how to monitor in the future.

M/S/C (Williams / Ploss, 6-0-1; DeLeeuw absent) to continue the item for 90 days and to direct staff to provide monthly updates on the property until the April hearing.

- ~~6B. HSPB 67 (*de Brabant / Hilbert House*) - Application by Mark Hilbert, owner, for Class 1 Historic Site Designation of the "de Brabant / Hilbert House", 982 North Avenida Palmas, Zone R-1-B, Section 11.~~

~~Assistant Planner Mlaker presented a staff report on information sought by the Board at the previously-continued hearing. Applicant Mark Hilbert spoke in favor of the requested designation. The Board discussed the merits of protecting the site as well as the building, but not the landscaping.~~

~~M/S/C (Grattan / Williams, 5-1-1; Strahl opposed, DeLeeuw absent) to recommend historic designation as Class 1 property, including the entire site and landscaping, to approve a clarification of the architectural style of the property and to refer to the property as the "de Brabant" house.~~

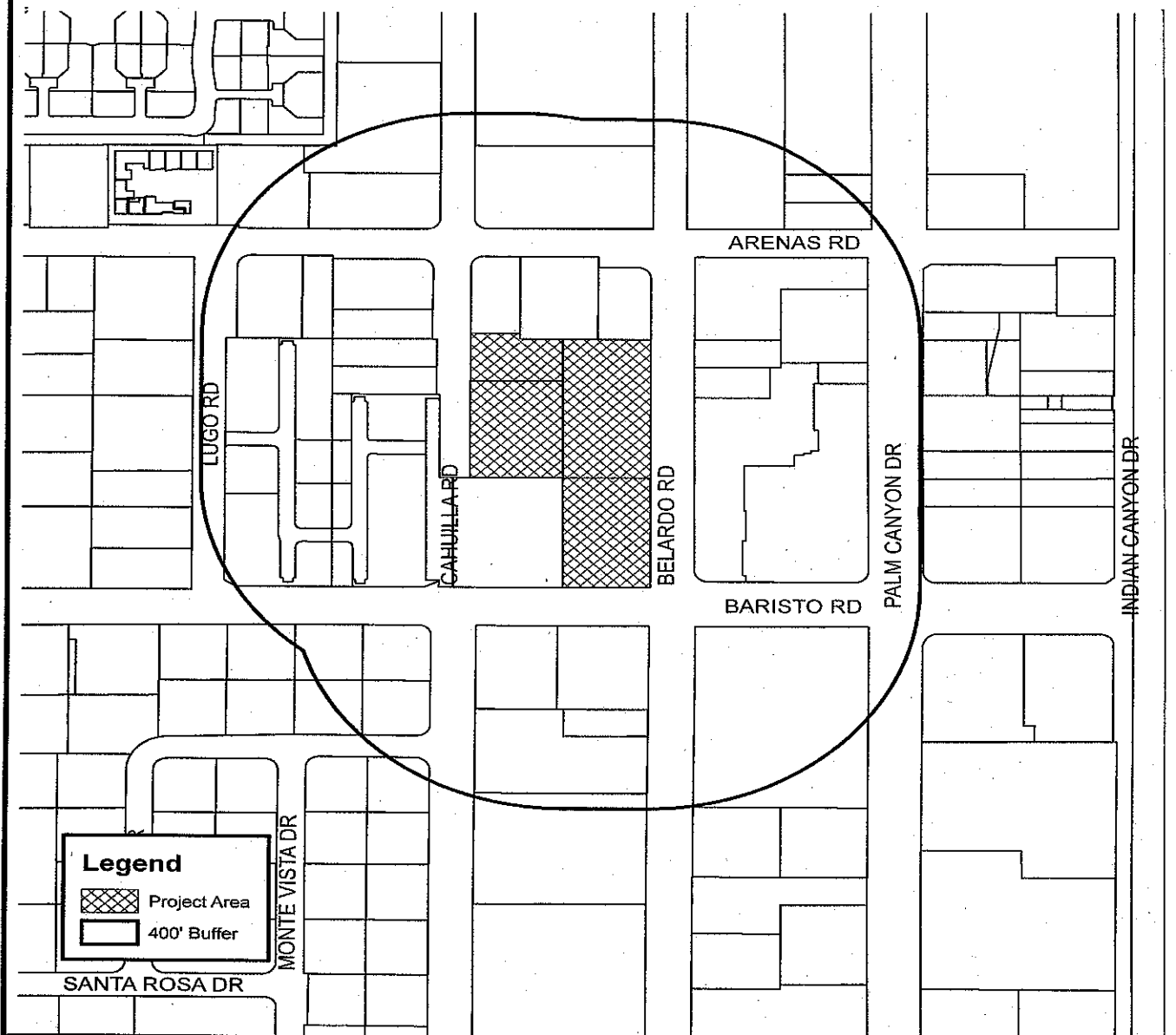
7. CERTIFICATE OF APPROVAL REQUEST(S): None

8. OTHER BUSINESS:

- 8.A Work Program and Budget for 2009 / 10 - Update of Proposed Work Program. Staff requested that the report be provided at the February meeting.
- 8.B Preserve America Community - Follow-up Opportunities. Board member Marshall discussed placement of the sign next to the service group signs at the city's main entry on Highway 111.



Department of Planning Services Vicinity Map



Legend

- Project Area
- 400' Buffer

CITY OF PALM SPRINGS

CASE NO: HSPB 72

APPLICANT: City of Palm Springs –
Historic Site Preservation Board

DESCRIPTION: Continuation of a Public hearing for possible designation of property as a Class 1 historic site located at 261 South Belardo Road, Zone R3, Section 15.

APN: 513-151-041.

RESOLUTION NO.

OF THE HISTORIC SITE PRESERVATION BOARD
OF THE CITY OF PALM SPRINGS, CALIFORNIA,
RECOMMENDING THAT THE CITY COUNCIL
DESIGNATE 226 W. BARISTO ROAD, THE
BUNGALOW COURT MOTEL AS A CLASS 1
HISTORIC SITE, AND DESIGNATE 262 S. CAHUILLA
ROAD - THE CRAFTSMAN BUNGALOW AND 292 S.
BELARDO ROAD - THE FREY APARTMENNT
BUILDING AS A CLASS 2 HISTORIC SITES APN's
513-151-041, 042,043.

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites and districts; and

WHEREAS, the City of Palm Springs Historic Site Preservation Board (HSPB) initiated the study for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Orchid Tree Inn as a historic site was issued in accordance with applicable law; and

WHEREAS, on December 8, 2009, the Historic Site Preservation Board continued a public hearing to a date certain in accordance with applicable law to consider designation of the Orchid Tree Inn as an historic site; and

WHEREAS, on January 12, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider the designation of the Orchid Tree Inn as a historic site, at which hearing the Board continued the matter for 90 days; and

WHEREAS, on April 13, 2010, the Board conducted a continued hearing, with notice provided in accordance with applicable law; and

WHEREAS, the designation of portions of the Orchid Tree Inn shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of portions of the Orchid Tree Inn shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented, and finds the following:

1. The property located at 226 West Baristo Road built in the unique bungalow motor court style has been determined to meet the standards for Class 1 historic site designation.

The defining historic characteristics of this Class 1 site at 226 West Barito Road are as following: Bungalow Court Motel

- a. The grouping of the cottages around a central courtyard.
 - b. The presence of 10 lodging units.
 - c. One-story with wide overhanging eaves.
 - d. Projecting rafters and an informal floor plan opening to the common area.
 - e. Clay barrel tile roof, wooden doors, and double sash windows.
2. The fire destroyed Craftsman bungalow built in 1915 at 262 S. Cahuilla Road did possess special design elements unique to Palm Springs and would meet the standards for Class 2 designation.

The defining historic characteristics of this Class 2 site at 262 S. Cahuilla Road are as follows: The Craftsman Bungalow

- a. The one-story bungalow was of wood-frame construction and was clad in stucco.
 - b. A complex gable roof with overhanging eaves and exposed rafter tails capped the dwelling.
 - c. An open porch area sheltered by a shed roof was supported by square wood posts.
 - d. The center entry door was flanked by two wood-framed, multi pane casement windows.
 - e. A massive river rock chimney was located along the buildings south elevation.
 - f. An enclosed porch screen sitting area was located at the northwest end of the bungalow along with an enclosed porch at the rear of the building.
3. The Premiere Apartments designed by well known architect Albert Frey located at 292 S. Belardo Road and razed after a devastating fire meets the criteria of a Class 2 designation.

The defining historic characteristics of this Class 2 site at 292 S. Belardo Road are as follows: The Frey Apartment Building

- a. The modern style resort hotel apartment building was built in 1957.
- b. Architectural features such as low curved fiberglass panels which enclosed each of the ground floor unit's private decks.
- c. The use of concrete block, corrugated metal, and grooved plywood.
- d. Vertical dividers separated each of the balconies and outdoor porch areas and large round windows were placed and either end of the second floor wings.

THE HISTORIC SITE PRESERVATION BOARD HEREBY RESOLVES:

Section 1. The Orchid Tree Inn Bungalow Court Motel meets the findings required to support designation as a historic site / Class One, as follows:

- A. The structures reflect or exemplify a particular period of the national, state or local history, because the Bungalow Court motels are a particular style of lodging unique to the early 20th century and were an important forerunner to the motel industry. The bungalow motel consisted of detached cottages surrounded by a common area in a "U" formation. They were one-story with wide overhanging eaves, projecting rafters and an informal floor plan that opened to a common area. They typically contained a kitchenette, a bedroom, and a front room with bedding and kitchen utensils. Bungalow motels reflected a particular period in the history of Palm Springs by providing affordable lodging for the growing transient business.
- B. The structures embody the distinctive characteristics of a type, period or method of construction, because the bungalow motel consisted of simple detached units usually wood framed one-story cottages in a Mediterranean/ Spanish style. Wide overhanging eaves, barrel tile roofs and projecting rafters gave the bungalow distinctive characteristics. Entries to the units included wood doors, or glass sliders, all protected by extended porch roofs within small recessed verandas. Fenestration included large fixed paned glass windows, double hung sash windows with gable peaks punctuated by canales drainage holes.

Section 2. The Craftsman Bungalow Cottage meets the findings required to support designation as a historic site / Class Two, as follows:

- A. The structure reflected or exemplified a particular period of the national, state or local history, because the Craftsman Cottage was built around 1915, and owned and occupied by Genevieve Reilly, a Christian Science practitioner. It was later acquired and incorporated as part of the Orchid Tree Inn Property and converted to transient lodging as part of the motel. The presence of the uncommon building type like a Craftsman Cottage in the early 20th century village of Palm Springs was a good example of an earlier period.
- B. The Craftsman Bungalow Cottage embodied the distinctive characteristics of a type, period or method of construction, because the one-story bungalow Craftsman Cottage was a rare house design in the desert, constructed of wood-frame, clad in stucco, with a complex gable roof, overhanging eaves and exposed rafter tails. Design elements included an open porch area sheltered by a shed roof supported by square wood posts. The center entry door was flanked by two wood-framed, multi pane casement windows. A massive river rock chimney was located along the buildings south elevation. An enclosed porch

screen sitting area was located at the northwest end of the bungalow along with an enclosed porch at the rear of the building.

Section 3. The Frey Apartment Building meets the findings required to support designation as a historic site / Class Two, as follows:

- A. The building embodied the distinctive characteristics of a type, period or method of construction, because as the Premier Apartments the building was built as a modern style resort hotel apartment in 1957 and the original complex included guest rooms, enclosed garages, shuffleboard court, and a swimming pool all for the use by the long-term tenants or tourists. The original structure contained architectural features such as low curved fiberglass panels which enclosed each of the ground floor unit's private decks; the use of concrete block, corrugated metal, and grooved plywood. Vertical dividers separated each of the balconies and outdoor porch areas and large round windows were placed at either end of the second floor wings.
- B. The building presented the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value, because the former Premiere Apartments was designed by one of Palm Springs' (and the Coachella Valley's) most prolific and accomplished architect, Albert Frey. The building was designed to take advantage of the mountain views to the west and the arid landscape. The building expressed key signature aspects or features of Frey's craft, including modern design, and the large round windows at either end of the second floor wings. It also reflected an experimental period in his architectural career whereby he adapted his design and use of materials for functional purposes. By utilizing extensive overhangs and material such as metal to reflect the heat of the sun, the building did not originally require air conditioning.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate:

- A. The Bungalow Court Motel at 226 W. Baristo Road a historic resource, Class 1;
- B. The Craftsman Bungalow at 262 S. Cahuilla Road a historic resource, Class 2; and
- C. The Frey Apartment Building at 292 S. Belardo a historic resource, Class 2,

subject to the following conditions:

1. For the Class 1 designation, all future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and Historic Site Preservation Board review pursuant Municipal Code Ordinance 8.05.180.

2. No permit for the alteration of the exterior of any Class One resource, including any and all of the defining elements and characteristics, shall be issued without prior approval by the Historic Site Preservation Board.
3. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
4. All existing or previously approved alterations shall be considered acceptable.

ADOPTED this ___th day of _____, 2010.

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services



Office Use Only

Date:	8/26/09
Case No.	
HSPB No.	HSPB-72
Planner:	Gm

CITY OF PALM SPRINGS
Department of Planning Services

RECEIVED

AUG 26 2009

HISTORIC SITE DESIGNATION APPLICATION

PLANNING SERVICES
DEPARTMENT

TO THE APPLICANT:

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designation, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- "How to Complete the National Register of Historic Places Registration Form" (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- "How to Apply the National Register Criteria for Evaluation" (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

1. Property Information

Historic name(s) Desert House Apartments, ELIDORE APARTMENTS,

Other names: Premiere APARTMENTS, Sakarah, Kawea APARTMENTS

Address: 261 S. Belardo Road

Assessor parcel number: 513-151-041

Owner's name: Palisades Development Group

Owner's Address: 1416 Second Street,

City: Santa Monica State: CA Zip: 90401

Telephone: 310-395-4626 Cell: _____ Fax: 310-395-5606

E-mail address: _____

2. Classifications

Ownership of Property. Check as many boxes as apply.

- Private
- Public - Local
- Public - State
- Public - Federal

Category of Property. Check only one box.

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Noncontributing	
<u>5</u>	<input type="checkbox"/>	Buildings
<u>1</u>	<input type="checkbox"/>	Sites
<u>6</u>	<input type="checkbox"/>	Structures (rock archway)
	<input type="checkbox"/>	Objects
	<input type="checkbox"/>	TOTAL

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".

All buildings are part of the Orchid Tree Hotel.

3. Use or Function

Historic Use or Function:

Please see attached

Current Use or Function:

Please see attached

4. Description

Architect: Please See pages 25-33 in THE HISTORIC

Construction Date and Source: RESOURCES ASSESSMENT REPORT
April 2005 - attached

Architectural Classification: _____

Construction Materials:

Foundation: _____ Roof: _____

Walls: _____ Other: _____

Building Description: *Attach a description of the Building / Site / District, including all character defining features on one or more additional sheets.*

5. Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for listing)

Events

- (1) Property is associated with events that have made a significant contribution to the broad patterns of our history.

Persons

- (2) Property is associated with the lives of persons significant in our past.

Architecture

- (3) That reflects or exemplifies a particular period of national, State or local history, or
 (4) Embodies the distinctive characteristics of a type, period, or method of construction, or
 (5) Represents the work of a master, or possesses high artistic values; or
 (6) Represents a significant and distinguishable entity whose components lack individual distinction.

Archeology

- (7) Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- owned by a religious institution or used for religious purposes.
 removed from its original location.
 a birthplace or a grave.
 a cemetery.
 a reconstructed building, object, or structure.
 a commemorative property.
 less than 50 years of age or achieved significance within the past 50 years.

Please see attached for details

6. Statement of Significance

Attach an explanation of any of the numbered criteria selected in Section 5 (above).

Significant Event (Complete if Criterion 1 is marked above)

Significant Person (Complete if Criterion 2 is marked above)

Significant Architecture (Complete for each of Criteria 3, 4, 5 and / or 6 marked above)

Significant Archeologically (Complete if Criterion 7 is marked above)

Please see attached for details

7. Integrity Analysis

Please see attached

Attach an analysis of the Building / Site / District's integrity based on the criteria in this section.

In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building / site / district must also retain its architectural integrity. Integrity is based on significance: Why, where, and when a property is important. Only after significance is fully established can a determination be made with regard to the issue of integrity.

There are seven aspects or qualities that, in various combinations, define integrity: **Location, Design, Setting, Materials, Workmanship, Feeling and Association.** To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

To complete an analysis of the Building / Site / District's integrity, the following steps are recommended:

- Define the essential physical features that must be present for the property to represent its significance.
- Determine whether the essential physical features are visible enough to convey their significance.
- Determine whether the property needs to be compared with similar properties.
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.
- Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

8. Bibliography

Attach a list of all books, articles, and other sources cited or used in preparing this application. Also, identify any previous surveys that cite the subject property, or any other documentation that may be on file.

9. Geographical Data

Acreeage of Property: *APN(S) 513-152-014, 513-152-019, 513-152-018*

Property Boundary Description. Attach a description of the boundaries of the property. *513-152-020*

OR

@ Mining front title company - see p. 26 in Assessment Report

District Boundary Description: Attach an explanation for the selection of the district boundaries.

10. Form Prepared By

Name/title: Sheryl Haulin, member
Organization: Historic Tennis Club Neighborhood Organization
Street address: 565 W. SANTA ROSA Drive
City: Palm Springs State: CA Zip: 92262
Telephone: 760-318-9344 Cell: 760-668-2956 Fax: _____
E-mail address: Sheryl@Haulin.net

11. Required Documentation

Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form (above).
Coming from title company
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
Coming from title company.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
Please see attached
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches). The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
See page 26 in The 2005 Assessment Report
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Coming from title company
Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.

NON-OWNER AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I (we), Sheryl Haulin being duly sworn, depose and say that I (we) am (are) the person(s) herein named and that the foregoing statements and answers herein contained and the information herein submitted are in all respect true and correct to the best of my (our) knowledge and belief.

Name: (Please print) Sheryl Haulin

Mailing address: PO 2950 City, Palm Spring State CA Zip 92263

Telephone: 760-668-2950 Fax: _____

Signatures Sheryl Haulin Signatures: _____

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hr/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal this 26 day of AUGUST, 2009

FRANK J. DE LELYS, NOTARY PUBLIC
[Signature]

Notary Public in the State of CALIFORNIA

with principal office in the County of RIVERSIDE



Place Notary Seal Above

Orchid Tree Historic Site Designation Application (APN 513-151-041)

3. Use or Function

Building	Historic Use	Current Use
A - 262 S. Cahuilla Road	Apartment	Destroyed by fire
B - 244-48 S. Cahuilla Rd	Apartment	Unoccupied
C - 226 West Baristo	Tourist Court	Unoccupied
D - 254 S. Cahuilla Road	Apartment	Unoccupied
E - 220 S. Cahuilla Road	Apartment	Unoccupied
F - 292 S. Belardo Road	Apartment	Destroyed by fire
G - 231 S. Belardo Road	Apartment	Unoccupied

Note: all of the above properties were in use as tourist accommodations until the sale of the property in 2005 at which time the properties were de-occupied for redevelopment.

4. Description

Please see pages 25 through 33 of the Historic Resources Assessment Report dated April 2005 attached with this submittal.

Orchid Tree Historic Site Designation Application (APN 513-151-041)

6. Statement of Significance

Significant event(s)

The Orchid Tree is an assemblage of seven buildings (five extant) ranging in years from 1915-1958 (extant buildings from 1927-1948).

Original Address	Description	Year Built	Map ID
226 West Baristo	Courtyard Motel	1934	C
262 S. Cahuilla Road	Craftsman Bungalow (destroyed by fire recently)	c. 1915	A
254 S. Cahuilla Road	Multi-story Apartment	1948	D
244-48 S. Cahuilla Rd	One-story Duplex	c. 1927	B
220 S. Cahuilla Road	One-story Motel Complex	C.1941	E
292 S. Belardo Road	Two-story Mod Apt. (destroyed by fire recently)	1957-58	F
231 S. Belardo Road	One-story Apartment Unit	c.1938	G

Chronologically, the Orchid Tree properties span the period most associated with the development of Palm Springs as a place of healing and extreme relaxation.

Nellie Coffman's Desert Inn began in 1915 as a sanatorium. The grand houses of the Movie Colony began in the late 1920's. Concomitant to this development, the city of Palm Springs needed workers and moderate housing close to town. Six of the seven properties of the Orchid Tree (5 extant) were built as housing stock for this market. One of the properties, the 1915 Craftsman, was an original live-work unit for the practicing Christian Scientist Genevieve Manley. The hand-built stone archway remains from the Craftsman.

The Orchid Tree property represents *the densest collection extant of moderate housing* in Palm Springs from the period 1927 – 1948. Note the buildings for 1915 and 1958. respectively were destroyed recently by fire, although the stone arch from the 1915 Craftsman still remains and should be included as an architectural element.

Significant Architecture

One of the properties (226 West Baristo) is the best representation of the tourist bungalow extant in Palm Springs. Below is a description of the tourist bungalow and its relation to transient housing.

Orchid Tree Historic Site Designation Application (APN 513-151-041)

From **HISTORIC RESOURCES ASSESSMENT REPORT**
462-470 South Lake Street, Westlake District, Los Angeles

Prepared by

Jan Ostashay, Peter Moruzzi, July 2005

5. Bungalow Courts in the Los Angeles Region

During the period of Los Angeles' rapid growth that spanned the years 1910-1931, the bungalow court as a building type appeared and evolved. From its origins as tourist accommodations to its prevalence as high-density housing, the bungalow court became a common building type throughout the Los Angeles region prior to World War II.

The origins of the bungalow court date to the early 1910s to accommodate wintering Midwest and Eastern tourists who wanted small, inexpensive, temporary living different from hotels. Many of the earliest bungalow courts were located in popular tourist areas such as Pasadena and the Santa Monica area. The idea for the bungalow court may have derived from Eastern resort communities. Tourist cabins in the woods organized around a central courtyard provided a prototype for the accommodation of more than one dwelling per parcel of land. During the 1910s, tourist bungalow courts appeared in the Los Angeles region, furnished and unfurnished, proliferating as a desirable alternative to hotels in their privacy, availability of light and air, and access to small kitchens.

Although initially providing temporary housing for tourists and people relocating to the area, Los Angeles area bungalow courts gradually came to be seen as an alternative to the apartment building for high-density housing, and shifted to year-round residency. The courts promoted a specific type of living, providing the amenities of a single-family residence – privacy, gardens, porches – with the conveniences of apartments – affordability, community, security. The court filled a place between the single-family residence and apartment buildings as the simple configuration of a number of units around a common garden area encouraged a sense of community. Residents encountered each other frequently within the protected environment of their courtyards.

As a building type, the bungalow court quickly became accessible to small developers. Inexpensive land and typically small units made the bungalow court affordable to build and to rent. The impact of the growing number of real estate developers and speculators grew as more profits led to more bungalow courts, particularly in the 1920s.

The rapid expansion in the number of bungalow courts in the 1910s and 1920s corresponded with the courts' increasing promotion as a new type of housing for those who longed for an independent lifestyle, but one with a strong sense of community and security. Additionally, by the 1920s permanent accommodations became necessary for the increasing numbers of working class people who were settling in the harbor area and throughout the Los Angeles region. The bungalow courts responded to the intense demand for affordable housing within the context of the residential lot and zoning patterns, which were based upon subdivisions platted for single-family dwellings, that already existing in Los Angeles.

The Great Depression brought about a virtual halt in the construction of residential buildings, including bungalow courts, in much of the Los Angeles region. A few were built in the mid to late 1930s, but for the most part these lacked the characteristics and style that distinguished the earlier courts. Additionally, during the 1930s, apartments, which were designed to accommodate many more units than a bungalow court and typically provided rear, and eventually underground, parking gradually supplanted bungalow courts as the favored multi-family building type.

Orchid Tree Historic Site Designation Application (APN 513-151-041)

7. Integrity Analysis

<i>Building</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G</i>
Original Address	262 S. Cahuilla Road	244-48 S. Cahuilla Rd	226 West Baristo	254 S. Cahuilla Road	220 S. Cahuilla Road	292 S. Belardo Road	231 S. Belardo Road
Location	Recently destroyed by fire but stone archway remains; originally used as SFR and home office	In historic neighborhood, originally a duplex, non-owner occupied rentals	In historic neighborhood, originally used as transient housing tourist bungalows	In historic neighborhood, originally known as 'Kawea Apartments'	In historic neighborhood, originally 'The Desert House' apartments	Recently destroyed by fire	In historic neighborhood, originally known as the 'Elidore Apartments'
Design	Hand-set Stone archway remains	Spanish Colonial Revival	Spanish Colonial Revival tourist court	Four bays with Spanish Colonial detailing added	Spanish Colonial Revival style	Recently destroyed by fire	Four-unit, no distinctive architectural period
Setting	Recently destroyed by fire	Part of a cluster of buildings dating from 1915-1959	Part of a cluster of buildings dating from 1915-1959	Part of a cluster of buildings dating from 1915-1959	Part of a cluster of buildings dating from 1915-1959	Recently destroyed by fire	Part of a cluster of buildings dating from 1915-1959
Materials	Recently destroyed by fire	Flat roof and stucco.	Red clay tiles, stucco, extended porch roofs, gable peaks, fixed paned glass windows, double hung sash and casements.	metal framed windows and plain panel doors with stucco	Wood framed	Recently destroyed by fire	Wood-frame, gravel roof
Workmanship	Recently destroyed by fire	Of the period, local materials	Of the period, local materials	Of the period, local materials	Of the period, local materials	Recently destroyed by fire	Of the period, local materials
Feeling	Recently destroyed by fire	Rural village, moderate income housing	Rural village, moderate tourist housing	Rural village, moderate income housing	Rural village, moderate income housing	Recently destroyed by fire	Rural village, moderate income housing
Association	Recently destroyed by fire	Associated with the era of the Palm Springs development as health and relaxation destination	Associated with the era of the Palm Springs development as health and relaxation destination	Associated with the era of the Palm Springs development as health and relaxation destination	Associated with the era of the Palm Springs development as health and relaxation destination	Recently destroyed by fire	Associated with the era of the Palm Springs development as health and relaxation destination

Orchid Tree Historic Site Designation Application (APN 513-151-041)

The Orchid Tree property is a case where the whole is greater than the sum of the parts. The buildings were developed in close proximity to each other by multiple owners over time because of their proximity to the Village of Palm Springs in an area now known as the 'Historic Tennis Club Neighborhood'. The small lots enabled owner-managers to build properties they could manage themselves providing rental income and housing for moderate income tenants and transients.

All buildings in The Orchid Tree assemblage were originally designed as housing, which would have been a mix of permanent and transient residents. Due to the relative proximity to the village of Palm Springs, permanent residents would have chosen to live in these apartments in close proximity to locations of work. In fact, a woman who worked at nearby Bullocks is listed as a resident of 244 S. Cahuilla on the city registry in 1944. One of the residents of the property, Genevieve Manley, lived in a 1915 Craftsman, recently destroyed by fire in what was an original live-work unit, because she was a Christian Science practitioner.

These buildings are representative of the development of Palm Springs and *taken together* provide a picture of early village life in the city of Palm Springs.

The Orchid Tree property is a dense parcel of extant property relating to the forty year period 1915-1957. The oldest structure (1915) dates from World War I, prior to America's entry into the war and was recently destroyed by fire, although the hand-built stone archway survived the fire. The next oldest structure (1927) was built during the boom years prior to the Great Depression. Three structures (1934, 1938 and 1941) were depression era products, two of which were pre-World War II. Two buildings were built during the great post WWII expansion (1948 and 1957), the latter recently destroyed by fire.

Although the Orchid Tree was accumulated for use as a tourist hotel, the original uses for the seven buildings was moderate permanent or transient housing either with owner-occupied or non-owner occupied management.

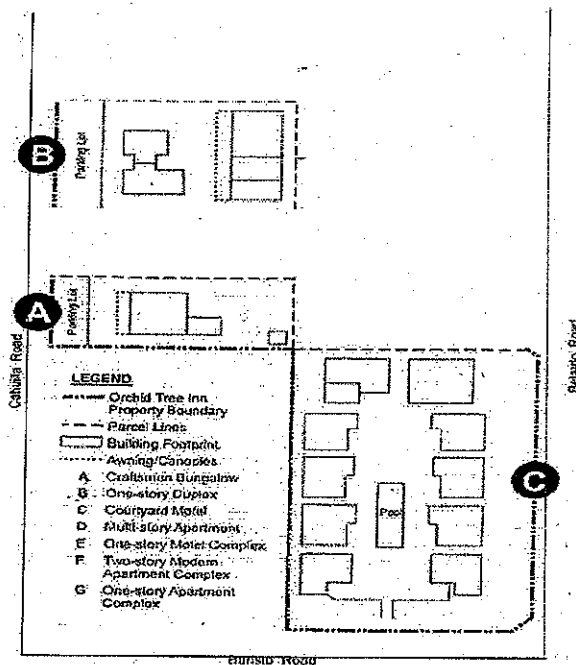
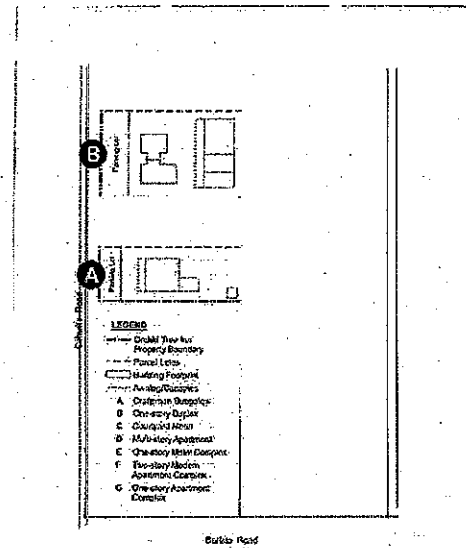
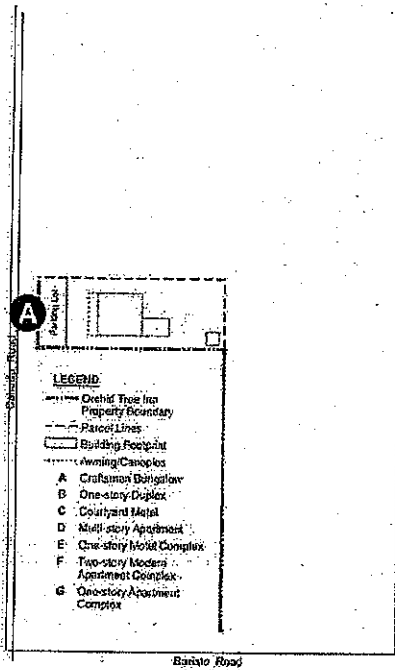
The Craftsman recently destroyed by fire was an early live-work unit in Palm Springs. Palm Springs stock of 'original housing units' has all but been destroyed by waves of development. The importance of the Orchid Tree is its *dense sampling of original, moderate level housing units*.

The individual bungalows at 226 West Baristo create one of the most architecturally important samples of the tourist court left in Palm Springs and may be the only representative sample of this type of bungalow left in Palm Springs. The bungalows provided transient housing for tourists to the sunny, winter desert.

Chronological Development of Orchid Tree Properties 1915 - 1957

In 1915, the first property in the Orchid Tree was Genevieve Manley's Craftsman, recently destroyed by fire, at 262 South Cahuilla. Remaining from the Craftsman is the hand laid stone archway. Please see picture in recent color photos of the archway. Label A.

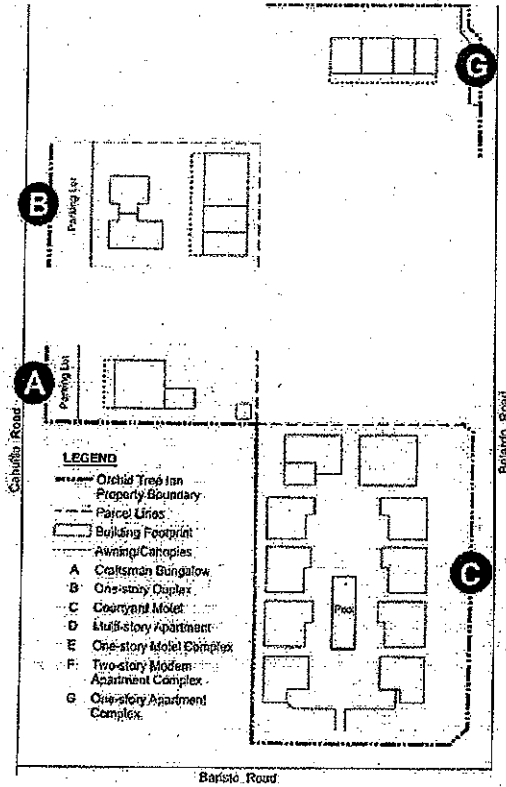
In 1927, the one-story duplex was added at 244-248 Cahuilla, one lot apart from Genevieve Manley's Craftsman, a live-work single family. Label B.



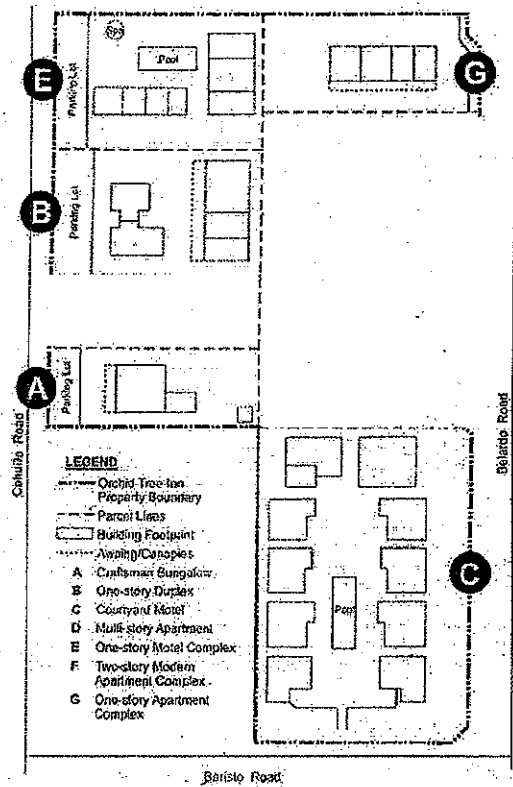
In 1934, during the height of the Great Depression, the courtyard bungalows were added to the southwest corner of the subject property at 226 West Baristo. Label C.

Chronological Development of Orchid Tree Properties 1915 - 1957

In 1938, the one-story, 4-unit apartment building was added at 231 South Belardo on the northeast corner of the property. Label G.

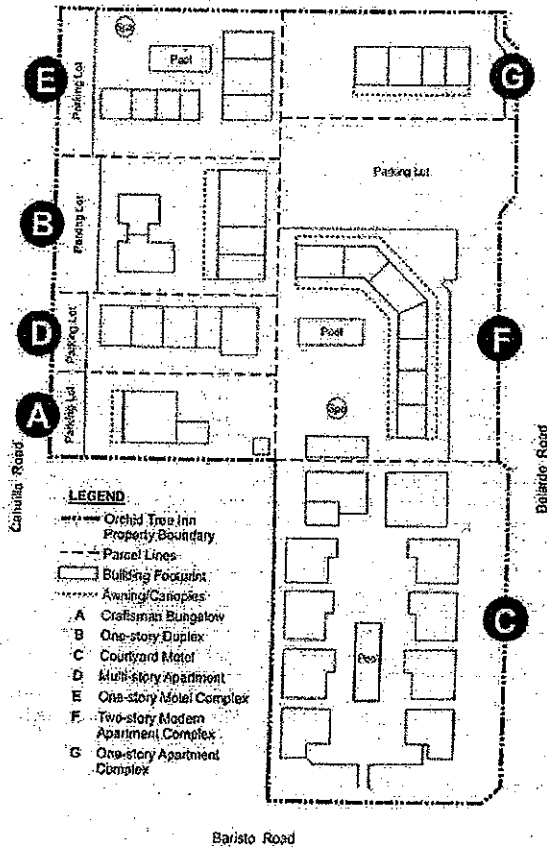


In 1941, at 220 South Cahuilla, the one-story motel/apartment complex was added on the northwest corner filling out the northern boundary of the subject property. Label E.

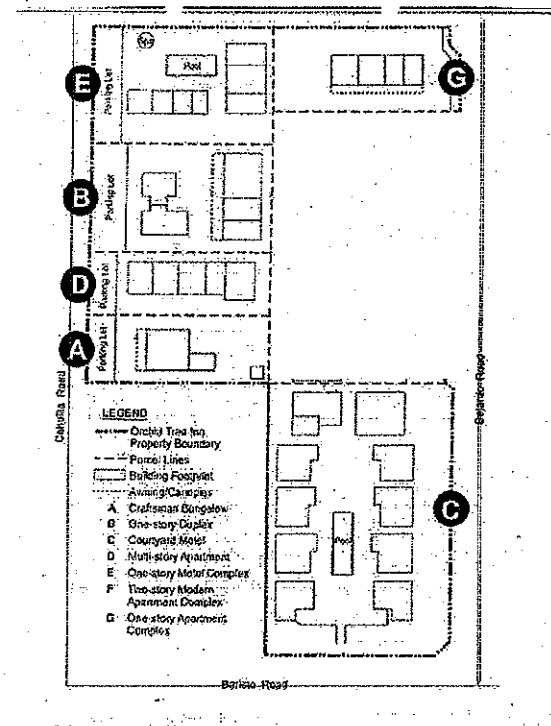


**Chronological Development of Orchid Tree Properties
1915 - 1957**

In 1948, a multi-story apartment was added at 254 S. Cahuilla Road, filling out the Cahuilla border of the property. Label D.



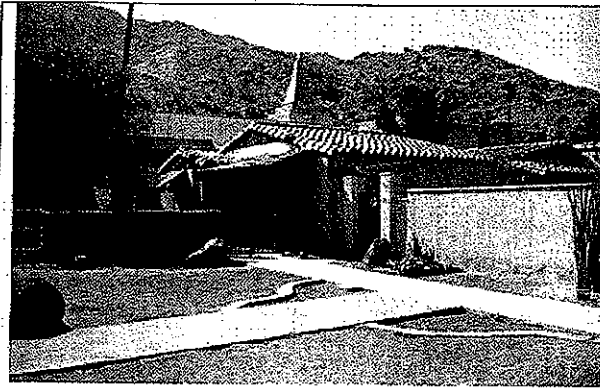
And, finally, in 1957-58, the Premiere Apartments were relocated to the open space on Belardo. This property was recently destroyed by fire. Label F.



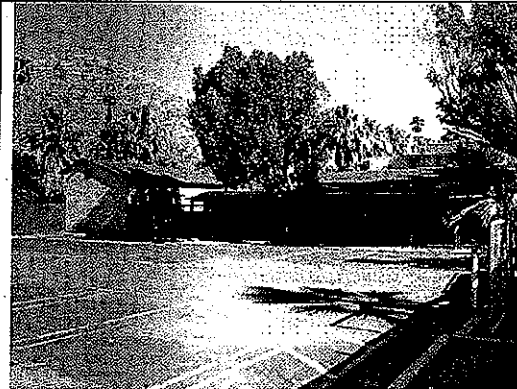
The growth of this parcel followed the growth of Palm Springs. These income producing properties were owned/managed by individuals and the transient or permanent tenants were people of moderate incomes.

Orchid Tree Photographs
August 2009

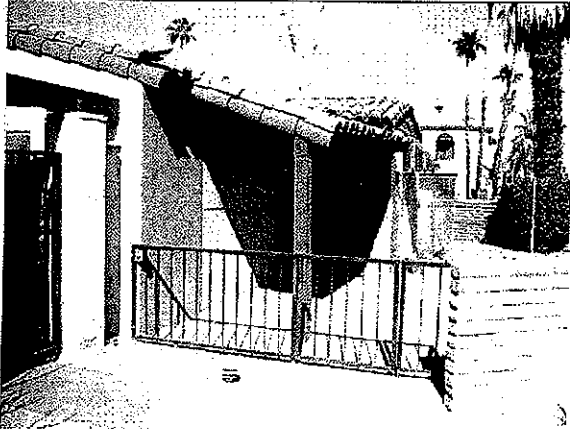
Recent pictures of the Orchid Tree Property (August 2009)



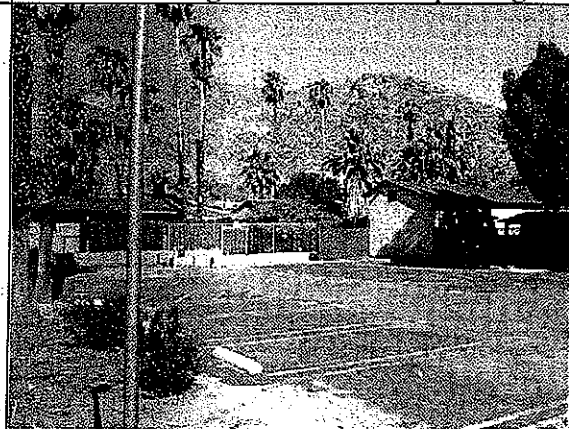
Label C looking west



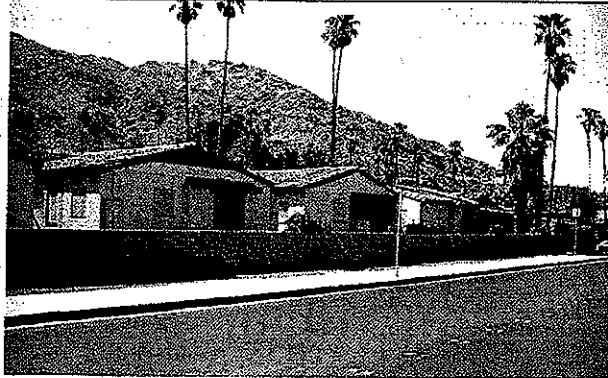
Label G looking northwest across parking lot



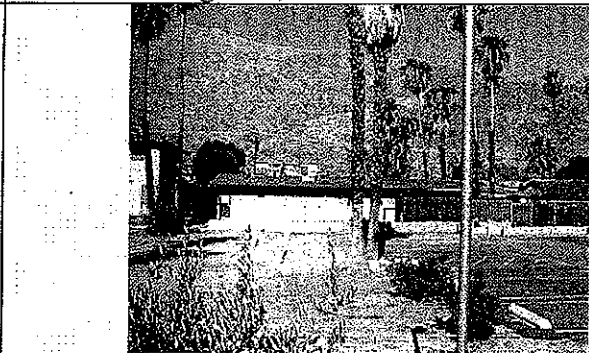
Label C looking east



Label G looking west, roofs of Labels E and B

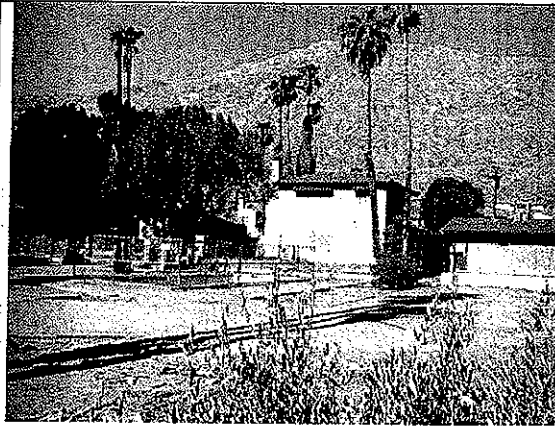


Label C from Belardo, looking west

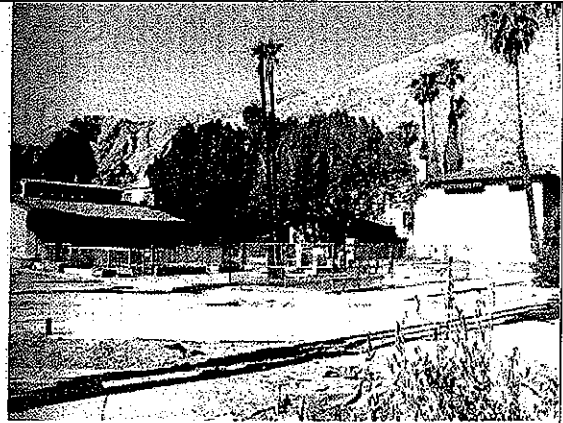


Label D, B, E looking west across parking lot

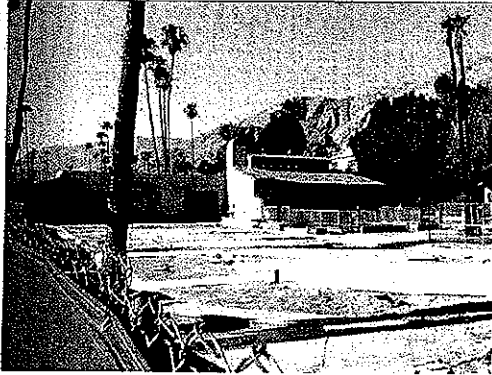
Orchid Tree Photographs
August 2009



View of second pool and Label D & B looking west



View of second pool, rear of bungalows (Label C) and label D



Rear of bungalows (Label C) looking south



Belardo view of Label C and Orchid Tree 'office'

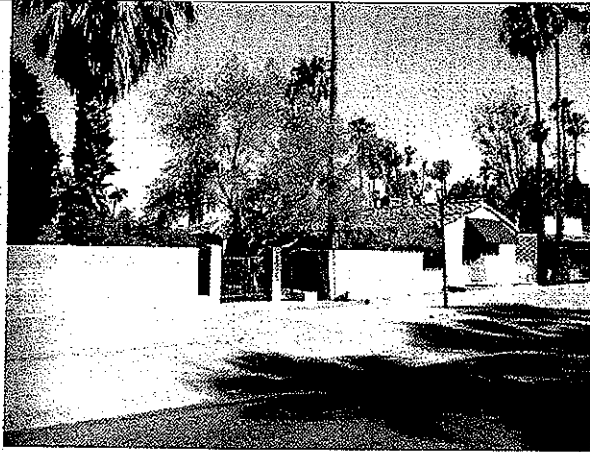


Cahuilla street view of Label E



Cahuilla street view of Label E

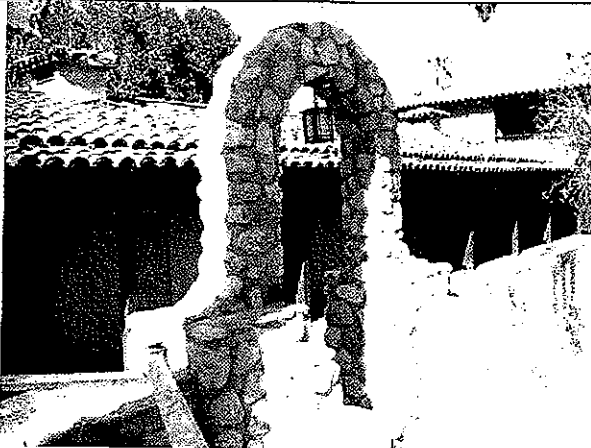
Orchid Tree Photographs
August 2009



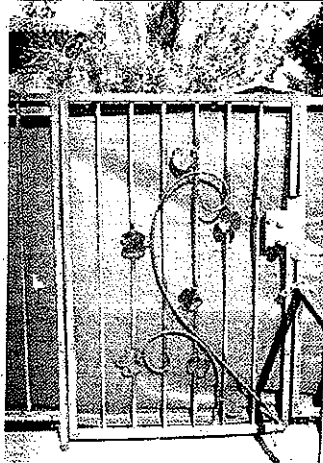
Cahuilla Street parking improvements



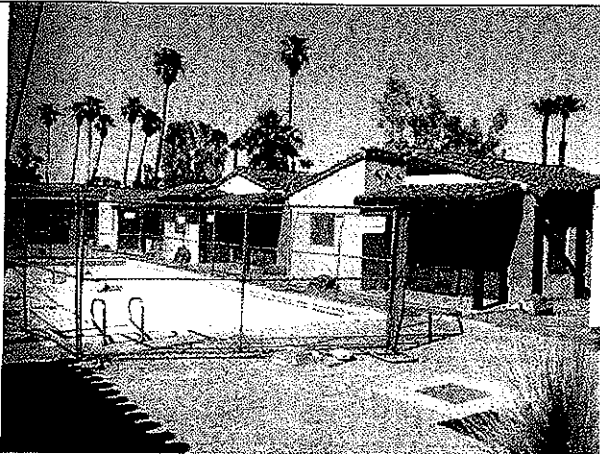
Cahuilla Street roof tiles



Craftsman stone arch (Label A) house destroyed by fire



Gate Cahuilla street (Label A)



Bungalow pool (Label C)



Bungalow sidewalk (Label C)

Orchid Tree Historic Site Designation Application (APN 513-151-041)

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2. Source: The Motel in America, Jakle and Sculley, page 19, Introduction
3. Source: The Motel in America, Jakle and Sculley, page 20, Introduction
4. Source: History of the Motel <http://www.jimmclauskey.com/motel.html>
5. <http://www.gseis.ucla.edu/courses/ed253a/american-exceptionalism.htm>
6. HISTORIC RESOURCES ASSESSMENT REPORT, Orchid Tree Inn, prepared by Jan Ostashay, PCR Services, April 2005
7. HISTORIC RESOURCES ASSESSMENT REPORT, 462-470 South Lake Street, Westlake District, Los Angeles, Prepared by, Jan Ostashay, Peter Moruzzi, July 2005

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 17

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

P1. Other Identifier: *261 South Belardo Road*

P2. Location: Not for Publication Unrestricted a. County *Riverside*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____

c. Address: *261 South Belardo* City *Palm Springs* Zip *92262*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

See Location Map (page 5 of 17)

Parcel No. *513-152-014*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Orchid Tree Inn property covers most of the block bounded by Belardo Road to the east, Baristo Road to the south, Cahuilla Road to the west, and Arenas Road to the north. The subject property consists of four parcels (APNs 513-152-014, 513-152-019, 513-152-018, 513-152-020) of primarily flat terrain that together comprise the entire Orchid Tree Inn site, which is sited with a primary entrance along the west side of South Belardo Road. The property contains seven primary improvements with a number of structures associated with these improvements. The subject property is located within an area that is both commercial and residential in use. The main strip of downtown Palm Springs, is one block east of the subject property, which runs along Palm Canyon Drive and Indian Canyon Drive.

P3b. Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

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

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



P5b. Description of Photo: (View, date, accession #)
View of Orchid Tree Inn along Belardo Road (View toward southwest). Photo No: 1-183, 4/1/2005

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

Tax Assessor Records; Building Permits

P7. Owner and Address
Private

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

*Jan Ostashay, Director of Historic Resources,
PCR Services Corp,
One Venture, Ste. 150,
Irvine, CA 92618*

P9. Date Recorded: *4/18/2005*

P10. Survey Type: (Describe)
Intensive-level

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

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

Historic Resources Assessment Report : 261 South Belardo Road, (April 2005), PCR Services Corp.

DISTRICT RECORD

Primary #	_____
HRI #	_____
Trinomial	_____

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

Historic Name: *Orchid Tree Inn*

D2. Common Name: *261 South Belardo Road*

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

The Orchid Tree Inn property covers most of the block bounded by Belardo Road to the east, Baristo Road to the south, Cahuilla Road to the west, and Arenas Road to the north. The subject property consists of four parcels (APNs 513-152-014, 513-152-019, 513-152-018, and 513-152-020) of primary flat terrain that together comprise the site. With its main entrance along the west side of South Belardo Road, the Orchid Tree Inn property is a primarily fenced compound, consisting of seven sizeable improvements: a U-shaped bungalow court inn; a two-story mid-century apartment building; a one-story Craftsman inspired bungalow and associated structures; a combination one- and two-story apartment complex; a small Spanish style duplex and associated contemporary structures; a one-story, L-shaped motel complex; and a rectangular shape, four-unit apartment building. The site also includes a number of swimming pools, walkways, parking lots, and landscape elements.

Orchid Tree Inn Buildings: (see Primary Record forms)

- Courtyard Motel (1934) - Map ID# D
- Craftsman Bungalow (c.1915) - Map ID# A
- Multi-story Apartment (1948) - Map ID# D
- One-story Duplex (c.1927) - Map ID# B
- One-story Motel Complex (c.1941) - Map ID# E
- Two-story Modern Apartment (1957-58) - Map ID# F
- One-story Apartment Unit (c.1938) - Map ID# G

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

The district is bounded on the west by the property line along Cahuilla Road, to the east by the property line along Belardo Road, and to the south by the property along Baristo Road. The northern boundary runs

D5. Boundary Justification:

The district boundaries are drawn to include those improvements that comprise the current Orchid Tree Inn property.

D6. Significance: Theme *Tourism/Residential Development* **Area** *Downtown Palm Springs*
Period of Significance *1913-1960* **Applicable Criteria** *N/A* **Discuss district's importance in terms of its**
historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The property that currently comprises the Orchid Tree Inn includes a number of buildings from varying eras and that were once individual properties onto themselves. One building was relocated from across the street to this property in the early 1970s. Hence, as an entire entity (historic district) the property does not appear eligible for federal, state, or local designation due to its amalgamation and disassociation of property types, dates of construction, integrity, and underlying historical connection. However, in assessing individual historical significance building by building a number of properties appear to rise to a level of either historical or architectural importance or both at the local jurisdiction level. (see Continuation Sheet x of x)

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

Riverside County Assessor's Office; City of Palm Springs building permits (see Continuation Sheet 17 of 17).

Evaluator: *Jan Ostashay, Director of Historic Resources*

Date: *4/18/2005*

Affiliation and Address:

CONTINUATION SHEET

Page 3 of 17 Resource Name or #: (Assigned by recorder) Orchid Tree Inn
Recorded by: Jan Ostashay, Director of Historic Resources Date 4/18/2005 Continuation Update

D6. Significance

Situated at the southwest corner of Belardo Road and Baristo Road, the Orchid Tree Inn has been welcoming guests since the mid-1930s. Over the years, the inn has expanded to include most of the property surrounding the initial bungalow court motel. Today, a variety of housing types comprise the Orchid Tree Inn property, including a Craftsman bungalow; a Modern style apartment building; a combination one- and two-story apartment complex; a small Spanish style duplex; a one-story, L-shaped motel complex; a rectangular shaped, four-unit apartment; and the original "U" shaped courtyard motel. Prior to the construction of the Spanish Colonial Revival tour court, the block in which the property is located was primarily undeveloped. The 1929 Sanborn Fire Insurance map illustrates the area with defined parcel lots, a one-story dwelling along what was originally called Palm Avenue (now referred to as Balardo Road), a single-family residence and a small duplex along Orange Avenue (now called Cahuilla Road), and a few houses of varying size along Park (now Arenas Road). Lime Street, which would later become Baristo Road, contained no improvements along this block and only two residences a few blocks west.

At the time, most of the hotels, motels, and resorts, including the Winter Garden Hotel, Desert Inn, Oasis Hotel, El Mirador Hotel, and others were north of the Orchid Tree Inn site. The oldest structure on the Orchid Tree Inn property is a Craftsman influenced bungalow, which is dated from around 1915. Situated along the east side of Cahuilla Road within the Orchid Tree Inn grounds, this dwelling once had its own address as 248 South Cahuilla Road (later changed to 262 South Cahuilla Road). For over 45 years it was owned and occupied by Genevieve Reilly, a Christian Science practitioner. It was later acquired and incorporated as part of the Orchid Tree Inn property and converted to transient lodging as part of the motel. Since its acquisition, the bungalow has been extensively altered on the exterior and interior. Much of the exterior features, including the stucco siding and river rock cladding are recent additions.

Located a few lots to the north, still within the Orchid Tree Inn property, is a small one-story Spanish Colonial Revival duplex. No buildings exist for this stucco clad building; however, in reviewing Sanborn maps and tax assessor records, as well as assessing its architectural style, workmanship, and materials it appears this small residence was erected around 1927. In reviewing city directory information, the property was owned for over twenty years by Mae Abbott, a non-resident of Palm Springs who lived in Claremont and used this multi-family dwelling on a seasonal basis. The other unit in this duplex appears to have been utilized as a rental with a variety of white-collar type workers occupying it over the years. With an address of 244 South Cahuilla Road (later changed to 244-248 South Cahuilla Road), the property was sold in 1965 and acquired as part of the ever-expanding Orchid Tree Inn.

Over the years, as more seasonal visitors came to Palm Springs the need for adequate short-term lodging facilities grew. The Orchid Tree Inn, constructed in 1934 by local builder Herbert Foster, was built in response to that lodging demand. Erected at the northwest corner of Baristo and Belardo roads (originally Lime and Palm Avenue) the small motel called the "Sakarah" was constructed as a 10-unit bungalow court motel apartment. As was typical at the time, the complex was designed in the Spanish Colonial Revival style and featured a large landscaped court area in the center. The original entry approach into the complex was off Baristo Road. In the latter part of 1944 the motel not only changed ownership, but its unusual name. Under the management of John "Harry" and Martha Irvin, the motel was renamed the "Apache Lodge." As to not cause confusion, the name Sakarah was also listed along side the Apache Lodge in the local directories for a number of years. By 1948, the small motel changed names, and probably ownership though not documented, again. Retaining its 226 West Baristo Road address, the complex was now called the Bel-Ardo Villas. For approximately two years the bungalow court motel operated under this name; however, by 1952, it was sold and renamed yet again. It was at this time that the property acquired its current name the "Orchid Tree Inn," as well as a swimming pool with diving board and additional landscape features such as orchid trees. Over the next ten years the property would undergo exterior modifications that would include replacement of original wood-framed windows with aluminum sliders, the removal of Spanish Colonial Revival inspired wrought iron window treatments, modifications to the central portal at the north end of the complex (originally arched), and the re-landscaping of the courtyard area. In the recent past, additional alterations to the complex have included the re-location of the main entrance of the complex from Baristo Road to Belardo Road, the re-configuration of some of the individual units, the re-stuccoing of exterior surfaces, tile roof repair, and further re-landscaping of the courtyard area and the installation of a newer swimming pool. Even with these modifications, however, the property still retains and reflects its original design intent as a charming bungalow court motel and conveys a particular period of time in Palm Springs' history.

Built along South Belardo Road is the fourth oldest structure on the Orchid Tree Inn grounds. Located along the northeast boundary of the property, adjacent to motel's parking lot, this one-story, four-unit apartment building was built around 1938. Designed in a vernacular modern style, it was owned and occupied initially by Mrs. Louise Fanning. Referred to as the "Elidore Apartments" with an individual address of 231 South Belardo Road, the units that comprise the complex were occupied over the years by family members, including Elizabeth, Kenneth, Dorothy, and Margaret Fanning (Potter). It appears that the name of the building was derived by combining the first part of the names Elizabeth and Dorothy; however, this hypothesis has not been confirmed. The fourplex was acquired from the Fanning family in 1970, and incorporated into the overall Orchid Tree Inn property.

CONTINUATION SHEET

y #
HRI #
Trinomial

Page 4 of 17 Resource Name or #: (Assigned by recorder) Orchid Tree Inn
Recorded by: Jan Ostashay, Director of Historic Resources Date 4/18/2005 Continuation Update

D6. Significance

With the popularity of resort vacationing increasing, more and more motels, hotels, and the like were being constructed in the Palm Springs area. A relatively small, one-story motel complex was built along the east side of Cahulla Road, at the northwest end of what is now the Orchid Tree Inn property. No permits exist for this motel apartment, but city directory research indicates that this five-unit complex was built around 1941. Noted in the directories as the "Desert House Apartments" this property includes two low-rise buildings and courtyard designed in the Spanish Colonial Revival style. Owned and operated by J. Marvin and Kay Ostrander, who initially lived on site, the small apartments were rented out on a daily, weekly, and monthly basis to local residents and seasonal vacationers. The Ostranders continued to own the motel until the early 1950s, at which time they sold it and returned to Hollywood. Almost forty years later the motel apartment was sold again and acquired as part of the Orchid Tree Inn property. Since its inclusion as part of the Orchid Tree Inn, the "L" shaped complex has undergone extensive modifications to its exterior and interior.

Built in 1948 as the "Kawea Apartments," this building originally consisted of a large two-story apartment at the rear (east end) and three smaller units positioned in a linear fashion towards Cahulla Road (west). Reflective of vernacular modernism in its styling, the four-unit apartment complex was initially owned and operated by Edwin Thompson. It was later acquired from Worcester family in 1960 and integrated into the Orchid Tree Inn property.

The most recent addition to the Orchid Tree Inn property is the two-story Albert Frey designed apartment building situated along Belardo Road between the bungalow court to the south and the one-story fourplex to the north, immediately adjacent to the parking lot. Originally located across the street from the Orchid Tree Inn at the northeast corner of Belardo Road and Baristo Road (150 West Baristo Road), this large multi-family residence was relocated in sections to the Orchid Tree Inn site in 1972 to prevent its demolition. The Modern style resort hotel apartment was built in 1957 as the "Premiere Apartments." The complex originally included a number of guest rooms, an enclosed garage, two-story manager's apartment, shuffleboard court, swimming pool, and covered carports. It housed long-term local tenants as well as the seasonal vacationers.

From the intimate, charming bungalow court cottages to the modern style apartment units within the Frey designed building, the varied array of structures that comprise the Orchid Tree Inn physically manifests an interesting history, some of which is notable to the local community. Today, the Inn continues to operate as a resort motel evoking the charm and tranquility of old Palm Springs.

TO: Historic Site Preservation Board

From: Sheryl Hamlin (760-668-2956)

RE: Orchid Tree Designation

Date: October 9, 2009

Attached is additional information about the history of the property, its architecture and its relation to Palm Springs.

1. Bungalow Court Architecture

Several cities, including San Diego, Fresno, Los Angeles, Phoenix and Santa Monica, have pockets of bungalow court apartments. San Diego and Fresno have commissioned historical surveys of their bungalows. Included here are excerpts from both the San Diego and Fresno surveys. ~~The bungalow courts were detached cottages surrounded by a court in a U-formation.~~ (review statement presented by Marshall Roath for site plans). They were popular in early California and Arizona. People who could not afford houses, but wanted more autonomy than a traditional apartment building, were drawn to the bungalows. Note the detailed bibliography and the deep scholarship on bungalow architecture in the Fresno study. ~~The bungalow court ended during WWII, so its life as an architectural genre was limited but profound.~~ The Sakara Apartment complex on Baristo Road is the only bungalow court left in Palm Springs to my knowledge. As a rare genre of architecture, the bungalows are worthy of preservation and should be designated as Class I.

2. Relation to Palm Springs

I spoke with Mrs. Henderson, who was formerly married to Mr. Bill Foster, son of Herbert H. Foster, who according to Mrs. Henderson, built the Sakara Apartments. She explained to me that her former husband (now deceased) was on the Palm Springs City Council for 19 years and 10 years on the Planning Commission. She said that Bill was extremely interested in Palm Springs history and was instrumental in starting the preservation commission. She also said that the Sakara Apartments were important to Bill and his father and that Bill had also done some work for a subsequent owner of the property. A daughter of Bill lives in Palm Springs and is married to a member of the Palm Springs Planning Commission (Angie Foster Hochnadel). The identity of C.R. Foster, as shown in the ad in the Limelight-News, is still unclear. With three generations of Palm Springs Fosters, the Sakara Apartments have a tight connection to the city and its history.

3. Preservation versus Maintenance

Attached is an email from Jing Yeo about the Orchid Tree. Please note item (5) 'Mature Landscaping'. The Santa Monica firm who bought the Orchid Tree proposed to restore the bungalows and the Premier Apartments (Frey). Many impressive architectural renderings

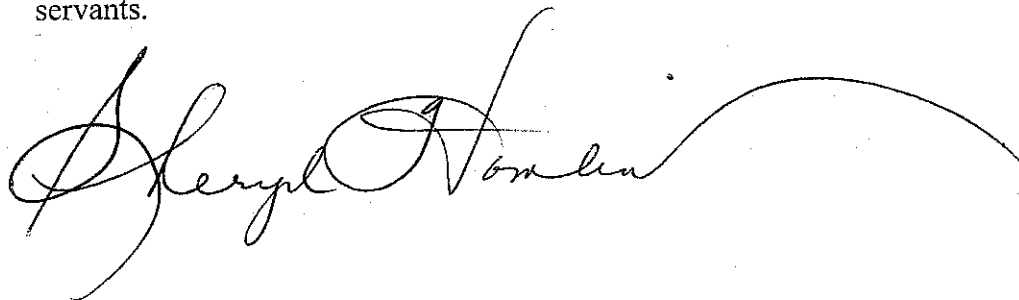
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were displayed at numerous meetings. Matt Fischer repeatedly said that they would preserve the mature landscaping. Jing mentions a report from an arborist. It is clear that the Santa Monica firm (current owners of the property) did not try to preserve one tree. All of the trees and plants have died from lack of water, which would have been so simple to accomplish. The excuse was that homeless people bathed in the sprinklers, so they had to be shut off. We heard the same promises at the last HSPB meeting about the preservation of the bungalows, whose wooden windows and doors are deteriorating from lack of simple maintenance. What credibility does this developer have to represent preservation of the bungalows from future harm?

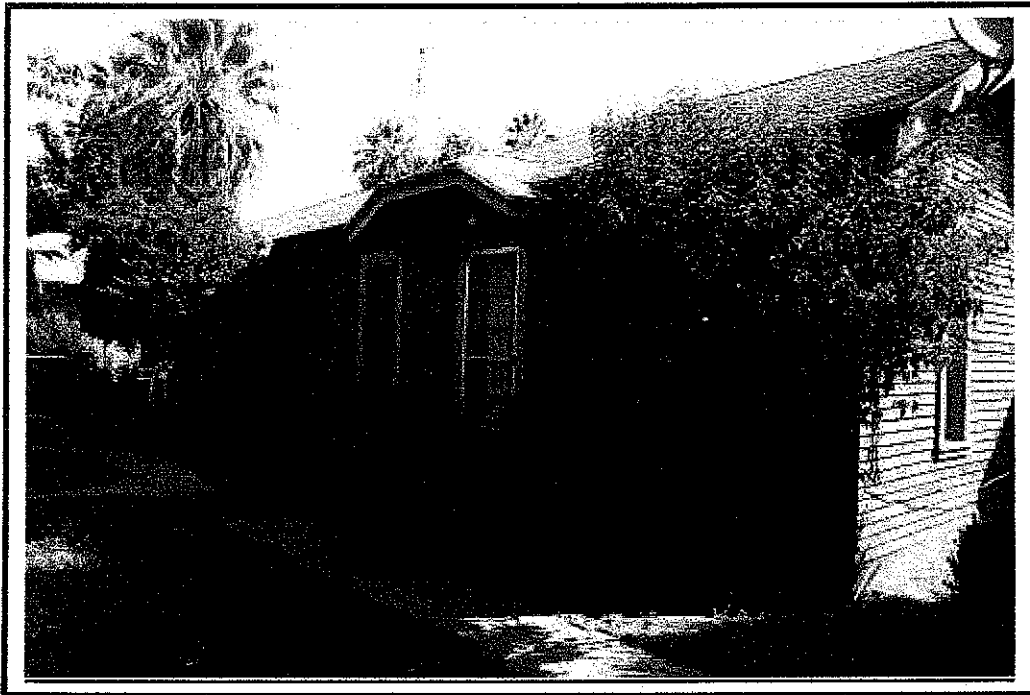
Summary

The five remaining Orchid Tree properties provide current and future generations a glimpse of living accommodations for moderate income residents of Palm Springs and should be designated *en masse* as Class I. This property is a mini-historic district unto itself and could be the start of the Historic Tennis Club historic district.

The bungalow court originally known as The Sakara Apartments represents a unique genre of architecture and should be designated Class I because of the genre's rarefied architectural stature, the societal implications of the bungalows in the development of California's housing stock and the ties of The Sakara Apartments to three generations of Palm Springs ~~civil~~ public servants.

A large, stylized handwritten signature in black ink, which appears to read "Cheryl Nomura". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

**HISTORIC ARCHITECTURE SURVEY REPORT
FOR
THE "BUNGALOW" COURT PROJECT
Fresno, California**



**Court at 3234 E. Balch Avenue
Photo by: Michael Karibian for the City of Fresno**

**Prepared for: The City of Fresno's Historic Preservation
Program and the State of California Office
of Historic Preservation**

**Prepared by: Karana Hattersley-Drayton _____
Historic Preservation Project Manager
City of Fresno**

**DPR survey forms prepared by Jon Brady and
Dana Supernowicz**

September 29, 2004

History and Development of Courtyard Housing:

The numerous "bungalow" courts in the City of Fresno developed from three major typological and stylistic sources: 1) the bungalow courts of the early 20th century, 2) auto courts and early motels, and 3) Hispanic courtyard housing.

The bungalow, normally a one-story home with wide overhanging eaves, projecting rafter tails and an informal floor plan that opened to the garden, became the new American cottage in the early 20th century. Not everyone who wanted a bungalow could afford one, however. This fact, coupled with an influx of new workers needing housing led to the development of bungalow courts, with individual cottages arranged around a common area. One could have the amenities of home, without the cost and maintenance that came with a larger single family residence on its own lot.

The earliest bungalow courts were developed in Southern California and are nominally linked to the early shanty settlements of Los Angeles. These horizontal tenements were a ragged assortment of cottages built by or for immigrants, many of them Mexican workers who came to the area to do seasonal work for the railroad. The reformer Jacob Riis considered these "cholo courts" "slum conditions as bad, if not as extensive, as anything to be found in New York." Bungalow courts were distinguished from these earlier house courts by the higher building and construction standards, as well as by their more rationale plan and landscaping (Chase 1981:29).

One of the earliest known bungalow courts is a complex of 16 units, depicted on the Sanborn Insurance Map of 1909 in Santa Monica (*Ibid*:33). That same year the Cornell educated architect, Sylvanus Marston, also designed a bungalow court in Pasadena. His St. Francis Court was constructed for wealthy tourists and even included rooms for servants. Of interest was Marston's incorporation of the automobile with a driveway down the center (*Ibid*.) A year later Arthur S. Heineman designed the Los Robles Court, which included a common laundry and drying yard (Winter 1980:60-61). Heineman was probably influenced by his earlier work in designing a complex of cottages for the White Oak Sanatorium near Columbus, Ohio (Wight 1919:16). In 1911 he and his brother Alfred Heineman opened the rustic Bowen Court in Pasadena, a grouping of 23 tiny bungalows on a large L-shaped lot with a clubhouse in the center. The Arts and Crafts architect Charles Sumner Greene was aghast at this new development and sniffed: "It would seem to have no other reason for being than that of making money for the investor" (Winter and Vertikoff 1996:20).

Bungalow courts were especially popular in California, Florida and Southern Arizona but caught on in other parts of the United States and Canada as well. Bungalows were also used for hotels, and the Heineman firm was apparently the first to call these courts designed for motorists, "mo-tels," a contraction of "motorist hostel" or "motor hotel." The Milestone Motels designed by Arthur S. Heineman opened in San Luis Obispo in 1925 (Curtis and Ford 1988; Liebes 1995:182; Winter and Vertikoff 1996:20)

According to Robert Winter, bungalow courts were influenced by the religious campgrounds of the East and Midwest, which featured cottages built around a common green (Winter 1980:58). Undoubtedly the plan for both bungalow courts and the first motels were influenced not only by religious campgrounds of the 19th century but also by temporary tourist facilities established in Southern California in the early 20th century. As former tourists returned to California to retire, builders may have been encouraged to provide permanent housing in the form of these earlier temporary courts (Polyzoides et al 1992:16). ~~Simple detached units, usually wood frame and of similar style were the dominant form of court housing through the early 1920s in Los Angeles. These courts were usually built by contractors rather than architects, although there are some notable exceptions (ibid.:1992:9).~~ "Bungalow" courts also appear to be the first used in Fresno as well. For example, the earliest extant court here (1916) is a complex of six cottages, arranged in two rows of three units which face onto a common area and driveway.

The cabin camps developed for early 20th century motorists along the nation's highways developed into a variety of "courts" in the 1930s. These new complexes were constructed in a variety of quaint styles and employed a more rational plan. The proprietors, termed "Courtiers," arranged their cottages into a long U, crescent, or in lines parallel to the road. All of these plans included some kind of open space, usually a central common area. In more populated areas courtiers had to use sites with narrower road frontages. In these urban areas tighter site plans, including use of an "L," were favored (Liebs 1985:175). Although bungalow courts predated these motor courts, later court housing and auto courts shared many similarities. One distinct difference of course is that auto courts initially were intended for travelers, and were not considered permanent housing.

By the late 1920s bungalow courts in Los Angeles had developed into garden apartments and were designed by architects for a growing middle-class clientele (Chase 1981:36). These courts were stylistically richer and had ground plans that were often far more complex than the earlier bungalow courts. Unlike courts in Fresno, most of these courtyard complexes were a full two stories. Although every major architectural

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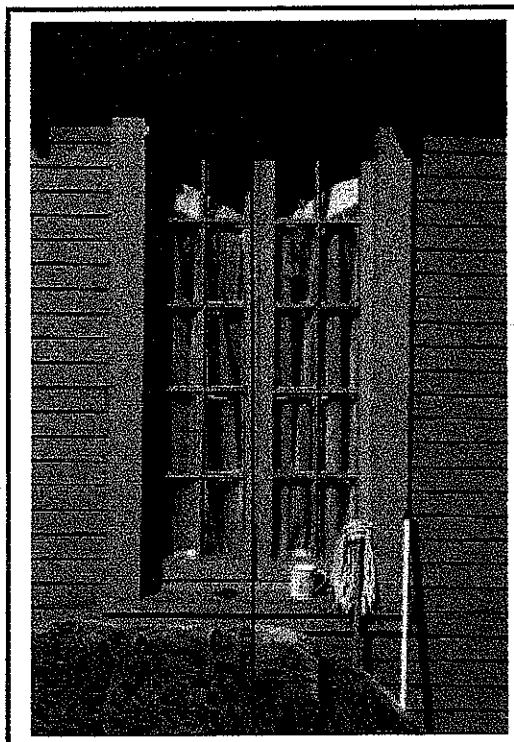
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Court life
Photo: Michael
Karibian



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HISTORY**



The Journal of San Diego History
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Contents of This Issue

Bungalow Courts in San Diego: Monitoring a Sense of Place

by James R. Curtis and Larry Ford

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Images from this article

In the years immediately following World War I, revolutionary social changes were occurring in American cities. Many of these changes would soon affect the housing market as new types of people located so as to do new types of things. For example, large numbers of young, single women entered the labor force as office workers in the new downtown skyscrapers. Large numbers of young men returned from service in the military and, having been uprooted from family and tradition, sought new opportunities in the cities. Mass transit lines sprang up everywhere enabling people to move en masse to the edges of the metropolis. The old housing stock, consisting largely of single family homes and subdivided (tenement-ized) buildings was ill-suited to this new demand. Boarding houses were out and the apartment was in.

In Southern California, a utopian new type of housing evolved to provide dwellings for those who dreamed of a house and garden but who could either not afford one or were too busy to be bothered with the upkeep -- a new type of housing for those who longed for an independent lifestyle but one with a strong sense of community and security. This type of housing was the bungalow court. Although the bungalow court ceased to be built after World War II, we argue that it is a housing form ideally suited to the social and environmental concerns of the present day and should be revived. We attempt to develop this argument by first monitoring the "staying power" of bungalow courts over time in San Diego, demonstrating a long and continuous record of providing highly attractive housing for several segments of the population. And, second, demonstrating through a survey of residents that bungalow courts conform to ideal housing environments described by experts on architecture and community.

Many of the concerns of the eighties, from providing attractive and affordable housing for non-traditional families (singles, mingles, women-headed households, retirees, students, gays, etc.) to densifying older residential neighborhoods without destroying their character, as well as developing new types of suburbs with greater housing variety and afford-ability, call out for a closer examination of such things

as the bungalow court. The more things change, the more they remain the same.

Defining the Bungalow Court: Aesthetics and Ideology

In order to monitor the staying power of the bungalow court, we must first define our terms. The key words, of course, are bungalow and court. While there were many examples of multi-house lots in Southern California in the early years of the twentieth century, sometimes referred to as "cholo courts," these were usually not bungalow courts. They were sometimes little more than instant slums as shanties were strewn almost randomly around city lots in order to create cheap horizontal tenements. Bungalow courts, on the other hand, featured well-designed, small houses carefully arranged around a planned open space. Although the shape of this space varied, as we will discuss later, the sense of focus and enclosure were always present.

The literature on the origin and evolution of both the bungalow and the bungalow court is good if not extensive and so suffice it to say that both the word and the form derived from Bengal. There the British attempted to design the ideal tropical dwelling which they felt should be a casual, garden-oriented, one-story house designed for a suburban setting, as opposed to the earlier (Georgian and Victorian) formal, vertical, and rather larger urban houses. The bungalow was introduced by the British into the American South, most typically as a pyramidal-roofed cottage with a large verandah. In the North, the word bungalow was most often applied to small houses in resort settings until well into the twentieth century. By the early 1900s, however, the bungalow was becoming increasingly popular throughout the United States as the Craftsman/Progressive Movements argued for simpler houses as a reaction to the excesses of the Victorian Era. Formal, stuffy Victorians were seen as hard to clean and divorced from nature.

It was in Southern California in the early 1900s that these two ideologies came together to produce the California Bungalow, i.e. the simple, garden-oriented house ideal for the resort-like setting of lotus land. The California Bungalow retained its essential character but quickly came to be "Cecil B. deMilled" into an eclectic Japo-Swiss-Tudor or Egypto-Polynesian suitable for life in an exotic land. (Things cannot stay simple for long it seems.) A bungalow in the garden became the image of the suburban ideal and quickly diffused throughout the country. Yet not everyone could afford this ideal.

It was in 1909 that the first bungalow court appeared, reportedly an innovation of architect Sylvanus Marston who built eleven full-sized bungalows in a court arrangement in Pasadena. Derived in all likelihood from Eastern resort communities, the typical bungalow court came to feature a group of six to ten small, individual houses placed around a communal garden. Usually two standard lots were enough.

Bungalow courts were seen as a compromise between expensive and demanding single-family homes on the one hand, and the "indecent propinquities" of apartment life on the other. They could offer settings with sufficient density for a sense of community and shared responsibility while still allowing the space for greenery and even private gardens. Much of the early literature on courts suggested that in them, a great deal of daily living could be communal with people taking turns cooking, washing, gardening, etc. with social life centered in a sort of dining hall/social

center. Although these Utopian ideals did not work out, in part because self-contained household appliances came on the market at the same time such as small stoves, refrigerators, vacuum cleaners, electric irons, and radios, courts continued to be seen as an ideal setting for community involvement. In fact, some were referred to as "community courts." Thus, bungalow courts featured the aesthetics of the bungalow in the garden coupled with the ideology of semi-communal living in a friendly place.

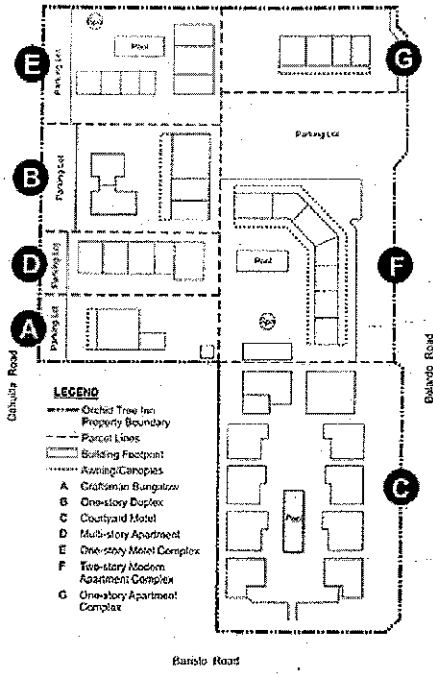
Bungalow Courts in the 1920s: Segmenting the Housing Market

Life in a down-sized, individual house located within the womb-like protection of the court was seen as ideal for certain growing segments of the urban population, especially single women. As office employment and other professional opportunities attracted increasing numbers of young, single women to the city (independent women who would no longer accept the dorm-like housing solutions of the industrial revolution), bungalow courts were advertised as an ideal place for women who were unable or unwilling to invest in a single-family home but who might not like a large, impersonal apartment building either. In 1913, an article in *Ladies Home Journal* concluded that "Very few persons, particularly women, can be happy outside of a pleasant home. An apartment in a great boxlike building is frequently the solution, as a house to one's self is apt to be not only lonely, but expensive as well. In California, the court apartment has solved the problem in a practical and economical way." Six years later, the same journal ran another piece that identified some of the advantages bungalow courts had to offer working women, noting that they are: "... located on the edge of town where air and sunlight are abundant and land is cheap; where the distance to and from business or to and from transportation is within the limits of a short walk; where, amidst the congenial surroundings of delightful country life and inspired by interesting companions in one's own walk of life, business women may have homes for themselves." In addition to providing greater privacy and seclusion than apartments, it was frequently noted in female-oriented articles that courts were "uncommonly safe" places to live.

The bungalows themselves were promoted as being full, albeit small, houses built like the inside of a yacht to maximize convenience in a minimum of space and furnished with the latest and most serviceable array of built-in features, including, according to *Sunset Magazine* in 1917, "buffet, cooler, cabinet kitchen, linen closet, laundry tray on the screen porch, first-class plumbing, electric lights, gas for cooking or heating and most with disappearing beds, open fireplaces, hardwood floors in the living rooms and ample closet space." All these features, coupled with "the glorious outdoors, the mild winters, and the riot of gay colored flowers," led the *Sunset* author to ask: "Who wants a big house in California anyway?" So convenient and free from labor were these cozy houselets thought to be that in 1919 *Ladies Home Journal* opined that "even women employed eight hours a day in business life have time and strength to do their own housework," which, it was suggested, might "help to solve the servant problem." It was also often insinuated (probably by men) that women could learn a sense of domesticity in these bungalows which they could not get in an apartment.

Perhaps because it was associated with outdoor living in a resort-like setting, the bungalow court was slow to diffuse beyond the California hearth. Using Sanborn fire insurance maps to locate courts, we found that, outside the state, the only

Orchid Tree Properties
As reported in the Palm Springs Limelight-News
Compiled and annotated by S. Hamlin (9/1/2009)



The seven properties assembled into today's Orchid Tree were as follows per chart reference (1).

A)	262 S. Cahuilla	1915 (destroyed by fire)
B)	244-248 Cahuilla	1927
C)	226 W. Baristo	1934
D)	254 S. Cahuilla	1948
E)	220 S. Cahuilla	1941
F)	292 S. Belardo	1957 (destroyed by fire)
G)	231 S. Belardo	1938

The owners of the various properties were 'mom and pop' enterprises, "exemplars of resurgent small capitalism". (2) Some of the properties and owners received reference in the PALM SPRINGS Limelight-News.

Property A, owned by Genevieve Manley, a Christian Science practitioner, was the first property built. She lived and practiced in the now destroyed Craftsman until her death.

She availed herself of the free 'Services Directory' on August 26, 1949. Also note the ad for the Bel-Ardo Villas (third name of property C). Property C was originally The Sakarah Apartments, next The Apache Lodge and finally The Bel-Ardo Villas.


RECEIVED

SEP 02 2009

PLANNING SERVICES
 DEPARTMENT

Orchid Tree Properties
As reported in the Palm Springs-Limelight-News
Compiled and annotated by S. Hamlin (9/1/2009)

Service Directory, August 26, 1949



A Classified Listing of Services and Businesses That Will Remain

OPEN ALL SUMMER

There is no charge whatsoever for listings in this Directory. It is published as a Public Service by the Limelight News. If your name belongs in this Directory, please phone the Limelight News, P. S. 2747.

Palm Springs • Desert Hot Springs • Cathedral City • Rancho Mirage • Palm Village • Palm Desert

<p>ACCOUNTANTS</p> <p>Boyd Florian G4888 Pacific Building</p> <p>Griffing Stanton & Assoc2738 120 S Palm Canyon Dr</p> <p>Kelbach & Floan5065 337 N Palm Canyon Dr</p> <p>Nelissen Edward J2893 457 N Palm Canyon Dr</p> <p>Peel Louise2156 Palm Springs Plaza</p> <p>AIR CONDITIONING</p> <p>Coast Electric & Refrig Co4422 390 Sunny Dunes Road</p> <p>Connell J M Co Inc2206 375 Sunny Dunes Road</p> <p>Driskell Tex2828 171 N Indian Avenue</p> <p>Lever O HCC 8-7537 Grove and Allen, CC</p> <p>Reed's Radio Shop2-6255 875 N Palm Canyon Dr</p> <p>Simsarian Henry2768 850 N Palm Canyon Dr</p> <p>APARTMENTS</p> <p>Acacia Lodge3512 351 Cottonwood Rd</p> <p>Amarillo Apts2851 1577 Indian Trail</p> <p>Bel-Ardo Villas2791 226 Baristo</p> <p>Bell Howard E5555 565 Calle Ajo</p> <p>Canyon View Apart Hotel 2761 1083 N Palm Canyon Dr</p> <p>Carmelita Hotel & Apts2777 515 N Palm Canyon Dr</p> <p>Casa Cody's Desert Sands2218 175 S Cahulla</p> <p>Casa de Beverly3062 286 S Palm Canyon Dr</p> <p>Casa de Linda3087 1271 Chapparal Rd</p> <p>Casa Margareta5682 336 Paseo El Mirador</p>	<p>Rossmore Hotel2744 1450 N Indian Ave</p> <p>San-Lar-Nel Apartments3772 970 Parocela Place</p> <p>Sherwood Hotel2127 1506 N Palm Canyon Dr</p> <p>Sunny Sands9023 1565 N Palm Canyon Dr</p> <p>Villa Hermosa2213 Prescott Drive</p> <p>ARCHITECTS</p> <p>Clark & Frey2851 879 N Palm Canyon Dr</p> <p>Frost Barry LRM 83229 Hey 111 RM</p> <p>Williams Harry3066 Palm Springs Plaza</p> <p>ASSOCIATIONS</p> <p>American Legion2828 400 N Belardo Rd</p> <p>Auto Club of Southern Calif 9045 1608 N Palm Canyon Dr</p> <p>Palm Springs Cham of Com 6111 310 N Palm Canyon Dr</p> <p>AUTOMOBILE COURTS</p> <p>Palm CourtDHS 236 101 N Palm Dr DHS</p> <p>Simbreen CourtCC 8 4523 Cathedral City</p> <p>AUTOMOBILE DEALERS</p> <p>Central Motors (Ford)9632 496 N Palm Canyon Dr</p> <p>Desert Inn Garage (Buick) 4001 193 N Palm Canyon Dr</p> <p>El Mirador Gar (Packard) 2111 1090 N Palm Canyon</p> <p>Litleton John A7022 (DeSoto-Plymouth) 682 S Palm Canyon Dr</p> <p>Plaza Motors Inc5122 (Cadillac & Oldsmobile) 382 E Arenas Rd</p> <p>BARBERS</p>	<p>Halder's HardwareDHS 201 41 Pierson Bl, DHS</p> <p>Kissel Company2771 Garret</p> <p>L. A. Lathing Company3699 390 E Sunny Dunes Road</p> <p>Nesmith Ralph A Co6751 375 Sunny Dunes Road</p> <p>Philip H. Lester4423 360 E Sunny Dunes Road</p> <p>P S Builders Supply2107 480 Sunny Dunes Road</p> <p>Rupp's SupplyCC 8-3744 Cathedral City</p> <p>CHIROPRACTORS</p> <p>King H H2885 149 W Alejo Road</p> <p>CHRISTIAN SCIENCE PRACTITIONERS</p> <p>Manley G R Mrs5811 262 S Cahulla Road</p> <p>CLEANERS & DYERS</p> <p>Desert Hand Laundry2733 392 N Indian Ave</p> <p>Palm Springs Cleaners7985 440 S Indian Ave</p> <p>Plaza Cleaners3944 Palm Springs Plaza</p> <p>Universal Cleaners & Tailors 6464 377 E Andrews Road</p> <p>CLINICS</p> <p>Palm Springs Clinic2711 1091 N Palm Canyon Dr</p> <p>Potter Clinic2151 1029 N Palm Canyon Dr</p> <p>CLUBS</p> <p>Shadow Mountain Club 1317 7 6911 Palm Desert</p> <p>COCKTAIL LOUNGES</p> <p>Chi Chi7094 245 N Palm Canyon Dr</p> <p>Orchid Tree5693 Orchid Tree</p>	<p>DESIGNERS—INDUSTRIAL</p> <p>Bowditch Hiram Hudson & As 2517 174 N Palm Canyon Dr</p> <p>DOGS</p> <p>Dude Ranch for Dogs6493 170 Via Olivera, Residence</p> <p>DRUGGISTS</p> <p>Desert Drug Store7211 246 N Palm Canyon</p> <p>Desert Hot Springs Drug DHS 341 12 S Palm Canyon</p> <p>Professional Pharmacy2741 1081 N Palm Canyon Dr</p> <p>Ramon Drugs2949 Ramon Rd & S Indian Ave</p> <p>DUCK RANCHES</p> <p>Two Bunch PalmsDHS 351 Desert Hot Springs</p> <p>ELECTRIC CONTRACTORS</p> <p>Addington John MDHS 201 41 Pierson Bl, DHS</p> <p>Campbell Electric Co2369 195 N El Siguillo Rd</p> <p>Coast Electric & Refrig Co 4422 390 Sunny Dunes Rd</p> <p>Ely's Electric6244 568 Calle Santa Ines</p> <p>Hammer J EDHS 691 10 W Pierson, DHS</p> <p>Houser Electric Co 171 8 3029 Grove & Broadway, CC</p> <p>McLaughlin Electric8296 190 N Indian Ave</p> <p>EMPLOYMENT AGENCIES</p> <p>Desert Employment Agency 2972 262 S Indian Ave</p> <p>FEDERAL DIRECTORIES</p> <p>Wheeler & Son9111 608 Villa Road</p> <p>ENTERTAINMENT PRICES</p>	<p>GARDENERS</p> <p>Neal's Nursery2207 330 N Indian Ave</p> <p>Palm Springs Landscape Co6643 725 S Palm Canyon Dr</p> <p>OFF SHOPS</p> <p>Laser Emily2827 457 N Palm Canyon Dr</p> <p>Reid's California Pottery4634 194 S Palm Canyon Dr</p> <p>GROCERS</p> <p>Al's MarketCC 8-4024 791 Broadway CC</p> <p>Cathedral GroceryCC 8-4551 670 1st St CC</p> <p>El Pueblo MarketDHS 521 224 S Palm Dr DHS</p> <p>Hatchett's Grocery7758 196 S Indian Ave</p> <p>Henry's Country StoreCC Tramview Village</p> <p>Newberry's Grocery Garret Gardens9711 200 N Indian Avenue</p> <p>Tarr's Paul Market2894 1075 N Palm Canyon Dr</p> <p>Village Market9098 441 S Palm Canyon Dr</p> <p>HAIRDRESSERS</p> <p>Desert Variety Store (X) 8-2929 Grove & Broadway, CC</p> <p>Hobbs' HairdressingDHS 201 41 Pierson Bl, DHS</p> <p>Palm Springs Dept & Hair 8599 180 N Palm Canyon Dr</p> <p>Rupp's SupplyCC 8 3744 Cathedral City</p> <p>HOUSES (also see Apartments)</p> <p>Atticus (Hwy)9118 109 E Andrews Rd</p> <p>Garrett Lodge9089 401 First Ave</p>
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Orchid Tree Properties
As reported in the Palm Springs Limelight-News
Compiled and annotated by S. Hamlin (9/1/2009)

Property E, The Desert House, was owned by the Ostranders. Mrs. Ostrander was profiled in this article from Friday, December 17, 1943.

Friday, December 17, 1943 11

**Mrs. Ostrander Is
Head of Red Cross
Production Rooms**

Mrs. Kay Ostrander stepped into command of the Red Cross production rooms, Wednesday, when she was appointed chairman of this department at a meeting of the Red Cross directors. Mrs. Ostrander has a long list of accomplishments in Red Cross combined with unflagging enthusiasm; two qualities which should, in the words of our high school group, "set those work rooms to cooking with gas."

Mrs. Ostrander repeats the call of her predecessor, Mrs. Armand Turonnet, for volunteers for sewing and making surgical dressings, at the local branch headquarters.

Surgical dressings are the order of the day on Wednesday and Fridays, from 10 a.m. to 4 p.m. at the Red Cross on the Desert Inn grounds, corner of Palm Canyon and Tahquitz Drive. Sewing is done on Mondays, Tuesdays and Thursdays.

Leaders of the day are: Mondays, Mrs. A. L. Frets and Mrs. Channing Wells; Tuesdays, Mrs. Charles Bonoff; Wednes-

days, Mrs. Levering Moore; Thursdays, Mrs. John Williams; Fridays, Mrs. A. B. Jones and Mrs. George Davies.

Originally, J. Marvin and Kay Ostrander lived at The Desert House. This article indicates she was working as a volunteer for the Red Cross.

The 2005 Historic Resources Assessment Report states that the Ostranders had a permanent residence in Hollywood, however, this article would imply that she had a strong commitment to Palm Springs.

**FOR SALE
HOUSES**

ATTRACTIVE SMALL Stucco 2-bedroom home, furnished by Barker Bros. Venetian blinds. \$8,000.

FOUR-BEDROOM, 3-bath furnished hillside home, perpetual view, below cost; \$9,750.

LUXURIOUSLY FURNISHED 3-bedroom, 3-bath home; \$15,000.

OVERLOOKING PALM SPRINGS and entire valley on a site that can never be obstructed, a magnificent 3-bedroom, 3-bath unfurnished home; \$15,500.

Orchid Tree Properties
As reported in the Palm Springs Limelight-News
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In the December 24, 1943 issue of The PALM SPRINGS Limelight-News, J. Marvin Ostrander of The Desert House (property E) sends a greeting to "friends, patrons and people of Palm Springs".

Friday, December 24, 1943 The PALM SPRINGS Limelight-News



THE SEASON'S GREETINGS

★ ★ ★

Palm Springs Business and Professional Firms
Wish You a Merry Xmas and Happy New Year



<p>★ ENJOY THE SPICE OF LIFE AND ALL GOOD LUCK</p> <p style="text-align: center;">Shake Hands With Prosperity</p> <p style="text-align: center;">DeVine's Market Johnnie and Connie</p>	<p style="text-align: center;">COMPLIMENTS OF XMAS SINCERE GOOD WISHES</p> <p style="text-align: center;">★</p> <p style="text-align: center;">Maloo's Department Store 274 So. Palm Canyon</p>	<p>★ Season's Greetings . . .</p> <p style="text-align: center;">MERRY CHRISTMAS HAPPY NEW YEAR</p> <p style="text-align: center;">★</p> <p style="text-align: center;">Sale's Plaza Market</p>
<p style="text-align: center;">A MERRY CHRISTMAS HAPPY NEW YEAR</p> <p style="text-align: center;">★</p> <p style="text-align: center;">Manuel, The Tailor 177 E. Andreas - Phone 6464</p>	<p>★ OUR BEST WISHES FOR A MOST ENJOYABLE HOLIDAY . . .</p> <p style="text-align: center;">Payny's Trailer Mart Your Rock Gas and Trailer Dealer Maury and Lucile Payny</p>	<p style="text-align: center;">Sincere Greetings to Our Friends, Patrons, and People of Palm Springs</p> <p style="text-align: center;">★</p> <p style="text-align: center;">The Desert House J. Marvin Ostrander</p>
<p>★ WISHING YOU HAPPINESS . . . CHRISTMAS and NEW YEAR'S</p> <p style="text-align: center;">Grimes Grocery 202 N. Indian Ave. Mr. and Mrs. E. E. GRIMES</p>	<p>★ A MERRY CHRISTMAS and A HAPPY NEW YEAR . . .</p> <p style="text-align: center;">Howard J. Fulmer Union Oil Station 1100 S. Palm Canyon Dr. - Ph. 9410</p>	<p>★ Your For A Good Old American CHRISTMAS and NEW YEAR</p> <p style="text-align: center;">★</p> <p style="text-align: center;">Milner's 5 and 10</p>

Property C, the bungalow apartments, were originally called the 'Sakarah Apartments'. There are many references to these bungalows during 1934, the year of their opening.

The bungalows were originally owned by Thomas Douglas and his brother Horace L. Cook, according to The PALM SPRINGS Limelight on October 6, 1934. These brothers were sons of Mrs. Florence Campbell, a regular winter visitor to Palm Springs.

The 2005 resources report indicates the builder was 'Herbert Foster', but this does not appear to be correct. A 1934 ad in The PALM SPRINGS Limelight indicates the apartments were built by C.R. Foster. An ad 10 years later references Herbert Foster, who might have been a brother or a son of C.R and was a realtor/developer. C.R. was probably the contractor/builder.

Orchid Tree Properties
As reported in the Palm Springs Limelight-News
Compiled and annotated by S. Hamlin (9/1/2009)

**Property
Owners**

If you
want to

**RENT YOUR HOUSE
SELL YOUR HOUSE
SELL YOUR LOT**

Please list with us now.
We have a waiting list
of renters and buyers.

HERBERT H. FOSTER
Licensed Real Estate Broker

KATHERINE POLLAK
Associate

132 N. Palm Canyon Dr.
Box 1204 Phone 3555

Ready Monday, Oct. 22nd

SAKARAH

APARTMENTS BARISTO RD.
INDIVIDUAL UNITS

ENTIRELY NEW FURNITURE & EQUIPMENT
INSULATED AGAINST HEAT & COLD
WESTINGHOUSE REFRIGERATORS
VENTED HEATERS
GARAGES

PHONE 3961

SAKARAH

APARTMENTS

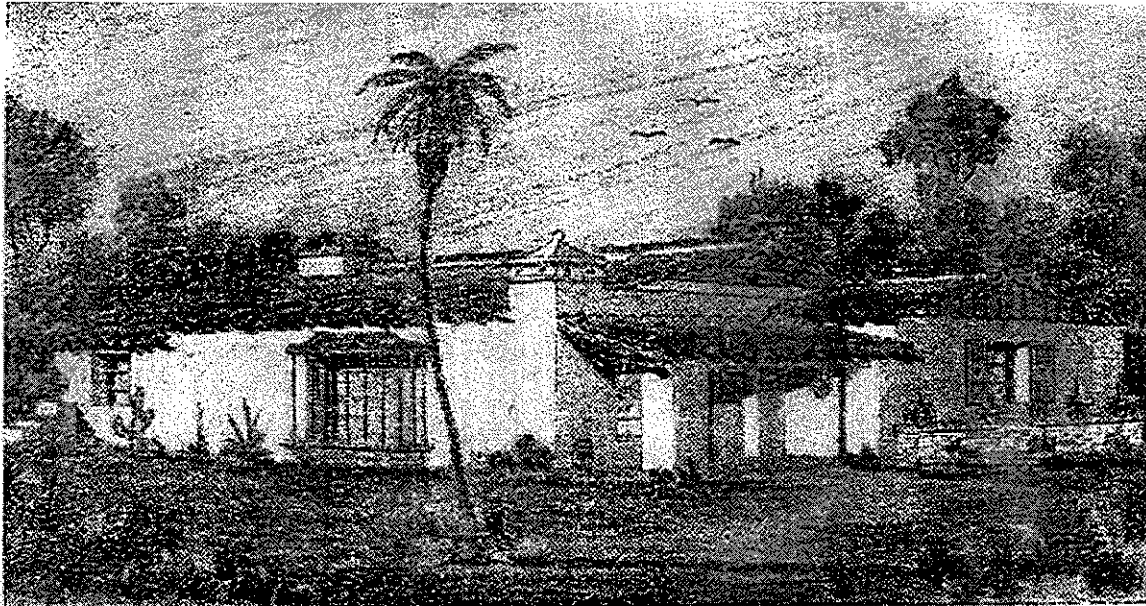
WERE BUILT BY

C. R. FOSTER

Left: The PALM SPRINGS Limelight-News, September 7, 1944

Right: The PALM SPRINGS Limelight-News, October 20, 1934

Orchid Tree Properties
As reported in the Palm Springs Limelight-News
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READY FOR OCCUPANCY
APARTMENTS **SAKARAH** BARISTO RD.
INDIVIDUAL UNITS
ENTIRELY NEW FURNITURE & EQUIPMENT
INSULATED AGAINST HEAT & COLD
WESTINGHOUSE REFRIGERATORS
VENTED HEATERS
GARAGES

PHONE 3961

The original SAKARAH ad displayed an elegant property 'Ready for Occupancy'. The ad shown above was taken from The PALM SPRINGS Limelight-News of October 27, 1934. It appears to be a drawing and not a photograph.

Orchid Tree Properties
As reported in the Palm Springs Limelight-News
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The opening of The SAKARAH deserved a lengthy article in The PALM SPRINGS Limelight-News on October 6, 1934:

SAKARAH APTS.
TO OPEN 15TH

A new development which is in beautiful harmony with the desert country is that of the Sakarah Apartments on Baristo, formerly Lime, street. The low, artistic buildings number ten units and are owned by Thomas S. Douglas, whose father built one of the early homes on Arenas Road, and his brother Horace L. Cook. Both are sons of Mrs. Florence E. Campbell who has wintered in Palm Springs for many seasons.

Spanish architecture is carried throughout Sakarah (desert in Arabic) and the flat roof spaces are to be utilized as sun bathing porches and roof gardens. Interiors are charmingly furnished and in keeping with the Spanish theme, with high beamed ceilings and interesting detail. The project is the largest in new construction to be carried out in the village during the summer.

Of particular interest in this part of the country, where fall and spring seasons bring high temperatures during the day, are the insulated walls and roofs. The interiors promise to be warm in winter and cool in summer.

Two units of the apartment will be used by the family as Mrs. Campbell is closing her Hollywood home and taking up her residence

(Continued on page six)

SAKARAH APTS.
TO OPEN 15TH

(Continued from page two)

in Palm Springs. The apartment will be managed by Mrs. Horace Cook who has had experience in this line of work in Los Angeles. Mr. Cook expects to open an attorney's office in the village.

Land on which the apartments are built was formerly owned by Austin McMann. Mr. McMann has taken over the Campbell Arenas Road house in an exchange of properties.

Could this 'missing cat' be a brilliant ad for The SAKARAH Apartments? The copy appeared in the November 3rd, 1934 issue of The PALM SPRINGS Limelight-News.

Selected short subjects will present the feature productions.

A quiet Halloween in the village of Palm Springs was reported by Chief of Police, William Sexton.

LOST!

Where is SAKARAH?

A large tanny-gray, short-haired female Cat, very timid. Reward. Return to Sakarah Apts.

ward these two bills which I have not the time to discuss in detail here. I am going to oppose steadily the writing of this type of legislation into the constitution.

"Number 10 is no more than the introduction of good business methods into the state administrative departments and I am definitely for it. Yes.

"Number 11 concerning the question of whether the state board

HOUSE CAR - FOR SALE

when traveling, live in your own home
 practically new

\$450

+ BEDS — NEW CABINET ICE BOX
 STOVE — SINK

NEW TIRES — IN BEAUTIFUL CONDITION

Inquire Standard Oil Station

Alfred Hertz Won't Talk About Love

(Continued from page one)

years, had a great deal to do with it, for he is one of the most popular, beloved and brilliant conductors ever to wring music from an orchestra. He conducted the Metropolitan in New York for thirteen years, taking over the maestro's baton when he was twenty-nine and still holds the record for being the youngest conductor ever to lead performances at the Met. For the past fifteen years he has been conductor of the San Francisco symphony, which he has developed to its present state of excellence.

He is known to Southern California as the "Father of the Hollywood Bowl", and California's outstanding musical center is but one of his many accomplishments in the name of music. It was not until he came to California that he took over symphonic conducting, with time and strength was devoted to opera in the East and an annual pilgrimage to Europe in the summer. He has lived in the United States thirty-two years and his interests are becoming ever more concentrated in California. He has not been to Europe for the past three years and is apparently undisturbed by the long lapse in his yearly excursions.

(Continued on page two)

There are numerous references to guests of The SAKARAH Apartments. This article indicates Mrs. Alfred Hertz was a guest in 1935. The same issue of The PALM SPRINGS Limelight-News of January 19th describes the brilliant musicianship of Albert Hertz, her husband, saying he was "known to Southern California as the 'Father of the Hollywood Bowl' ...", although it seems his first love was conducting Wagnerian operas.

PALM SPRINGS LIMELIGHT, PALM SPRINGS, CALIF., JAN. 19, 1935

Untermeyer Scores High Cost of Utilities

(Continued from page one)

Roosevelt administration than he was when he was in Palm Springs last season and addressed the chamber of commerce on the subject. His tribute to the President at that time was nothing short of epochal. In 1935, Samuel Untermeyer fears an overwhelming burden of taxation which must inevitably paralyze business gave as his opinion the fact that in its

AT SAKARAH

Guests who are making their home at the attractive Sakarah bungalow apartments include the following:

Mr. and Mrs. G. L. Patee, Pasadena; Mr. and Mrs. A. H. Hirshfield and family, Los Angeles; Mr. and Mrs. Robert Rosenson and family, Beverly Hills; Mr. and Mrs. E. Hirshfield, Long Beach.

A guest of last week was Mrs. Alfred Hertz who remained in the village some days after her distinguished husband returned to San Francisco.

Bullock's Fashions At Desert Inn

An informal showing of Palm Springs fashions from Bullock's Desert Inn Shop will be displayed by mannequins during the luncheon hour at the Desert Inn next Thursday, January 24th at 12:30 o'clock, according to an announcement by Robert Lerch, manager of Bullock's Desert Inn Shop.

The latest styles in desert spectator and sports wear will be featured at the fashion review luncheon with many Palm Springs

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Although not part of the Orchid Tree property, there are several single family houses on the east side of Cahuilla between Arenas and Baristo. Both are single family bungalows that have been lovingly restored.

Note the following article about the sale of what must have been one of these two properties, although the reporter misused the word 'north' which should have been 'east'. The article was printed on November 13, 1942.

At this point, properties A, B, C, E, and G had been built on the Orchid Tree property.

Friday, November 13, 1942 13

**Griffes Purchase
Residence on
Cahuilla Road**

Mr. and Mrs. Eugene E. Griffes, prominent winter residents for many years, have purchased a home on the north side of Cahuilla Road between Arenas and Baristo Roads from Mr. and Mrs. William I. Jones of Los Angeles, it was learned from deed filed by the Riverside Title company at Riverside.

**Carnell Residence
Purchased Last Week**

Mrs. Minnie M. Ross and Robert J. Corcoran have bought the residence of Mrs. Julia S. Carnell, according to papers handled at Riverside by the Riverside Title company. The property is located on Camino Encanto, west of Palm Canyon Drive in the Palm Canyon Estates.

This report references three of the seven Orchid Tree properties: A, C, E.

Owners to other properties were:

- B: Mae Abbot
- D: Edwin Thompson
- F: moved in 1972 and now destroyed
- G: Fannings and Potters

The name Potter might be associated with the family after whom 'The Potter Clinic' is named. These were two sisters.

Clearly, the Orchid Tree property was a popular and important corner of the growing town of Palm Springs by virtue of the fact that the McManus property was subdivided and bought by 7 different owners, 'mom and pop' entrepreneurs, who invigorated early Palm Springs.

Orchid Tree Properties
As reported in the Palm Springs Limelight-News
Compiled and annotated by S. Hamlin (9/1/2009)

Bibliography

- (1) Historic Resources Assessment Report, April 2005, PCR Services Corporation
- (2) The Motel in America, Jakle, Sculle, Rogers, 'Mom and Pop Enterprises', pp 57-89
- (3) The PALM SPRINGS Limelight, back issues from The Palm Springs Historical Society

Orchid Tree Properties
 As reported in the Palm Springs Limelight-News
 Compiled and annotated by S. Hamlin (9/1/2009)

Property Owners

If you want to

RENT YOUR HOUSE
SELL YOUR HOUSE
SELL YOUR LOT

Please list with us now.
 We have a waiting list
 of renters and buyers.

HERBERT H. FOSTER
 Licensed Real Estate Broker

KATHERINE POLLAK
 Associate

132 N. Palm Canyon Dr.
 Box 1204 Phone 3555

Ready Monday, Oct. 22nd

SAKARAH

APARTMENTS BARISTO RD.

INDIVIDUAL UNITS

ENTIRELY NEW FURNITURE & EQUIPMENT
 INSULATED AGAINST HEAT & COLD
 WESTINGHOUSE REFRIGERATORS
 VENTED HEATERS
 GARAGES

PHONE 1961

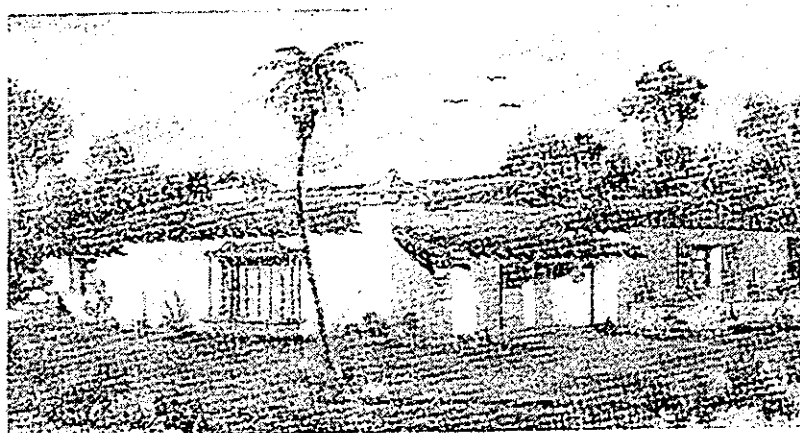
SAKARAH

APARTMENTS

WERE BUILT BY

C. R. FOSTER

Left: The PALM SPRINGS Limelight-News, September 7, 1944
 Right: The PALM SPRINGS Limelight-News, October 20, 1934



READY FOR OCCUPANCY

APARTMENTS **SAKARAH** BARISTO RD.

INDIVIDUAL UNITS

ENTIRELY NEW FURNITURE & EQUIPMENT
 INSULATED AGAINST HEAT & COLD
 WESTINGHOUSE REFRIGERATORS
 VENTED HEATERS
 GARAGES

PHONE 1961

The original SAKARAH ad displayed an elegant property 'Ready for Occupancy'. The ad shown at left was taken from The PALM SPRINGS Limelight-News of October 27, 1934. It appears to be a drawing and not a photograph.

Diane Bullock

From: Jing Yeo
Sent: Wednesday, October 26, 2005 11:43 AM
To: Diane Bullock
Cc: Loretta Moffett
Subject: FW: Orchid Tree Hotel Meeting Update

Hi Diane,

Here is Sheryl Hamlin's summation of the meeting yesterday. I think that there were some constructive comments that we might be able to incorporate into the project review:

- 1) **Neighbourhood Character:** There was a valid concern raised that the proposed new buildings would be out-of-scale or incompatible with the surrounding neighbourhood in terms of mass and bulk (the all encompassing and subjective "neighbourhood character"). What we could ask the applicant to do is to prepare either a massing model or visual simulation of the project in relation to the surrounding area. The Cahuilla Road streetscape and relationship to single-story buildings to the north seemed to be of particular concern.
- 2) **View Corridors:** There was a comment regarding showing net loss or gain of view corridors through the site (east-west). I think that there might be a valid comment about the 2 large blocks of buildings that are proposed and what could be done to break them up the mass. Whether it's through varying roof lines or adding more depth to the elevations. That's something that should be pointed out at AAC when we get there.
- 3) **Cahuilla Road Streetscape:** As we discussed at Development Committee, staff will recommend that the Cahuilla Road streetscape match what was approved at the Viceroy.
- 4) **Open Space:** Question whether the total open space requirement was being met. Do that calculation and make sure.
- 5) **Mature Landscaping:** The applicant indicated at the meeting that they would do everything possible to preserve and relocate mature landscaping. I think that we should have them prepare a report from a certified arborist indicating which trees can be removed or relocated (similar to what was required at the Luminaire project/Palapas).
- 6) **Loss of TOT:** This can be considered to the extent that the project is in the Resort Overlay. However, there would be a pretty weak argument against conversion given how the Planning Commission has not even made that an issue on previous decisions regarding residential projects in the Resort Overlay. However, this analysis will need to be addressed in the staff report.

Thanks,
Jing

565 W. Santa Rosa Drive
Palm Springs, CA
9 2 2 6 2

Marshall Roath, Designer

Post Office Box 2950
Palm Springs, CA
9 2 2 6 3

Telephone: 760.272.0284
roathdesign@earthlink.net

Orchid Tree Historic Designation

The scholarly book 'The Motel in America' (1) provided research for this historic designation.

Not because The Orchid Tree was a motel, but because the bungalow court, the tourist court, the cottage court, the cabin court, along with cabins, cottages and auto camps, were important forerunners to the motel industry.

The bungalows were a special genre in the evolving architecture, whose usage peaked in the 1930's. Bungalows were popular in Southern California, particularly by those relocating to The Golden State.

As the chart on page 2 shows, the 'U' shape detached bungalow was part of the evolution of the architecture in the motel (2).

These early court bungalows were detached, transient housing units and typically contained a kitchenette, a bedroom and a "front room" with bedding and kitchen utensils supplied.

In the post World War 1 era 1920's, the depression era 1930's, when jobs were difficult to find, the 'motel' and its antecedents, such as bungalows, cabins and cottages, provided income for those with an entrepreneurial inclination. (3)

The 'mom and pop' balance sheets represented frugality and cash flow. The era of the chain did not yet exist.

The original SAKARAH Apartments were of the bungalow court style. The owners, two sons of a middle class woman who wintered in Palm Springs, clearly had an entrepreneurial inclination, as evidenced by the promotional and advertising material found in The PALM SPRINGS Limelight newspapers. The brothers hired, as the first manager, the wife of a man, who was considering the establishment of a law office in Palm Springs. (See The Limelight document).

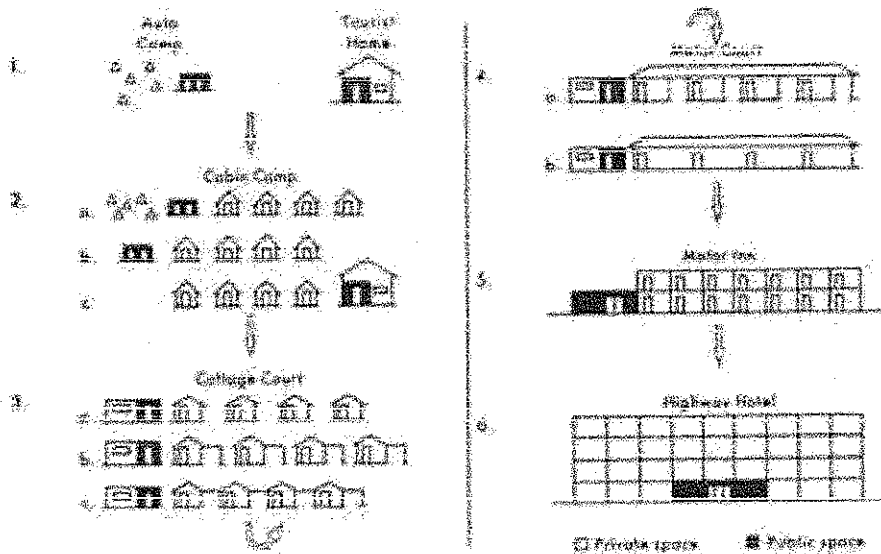
The Orchid Tree bungalows represent a significant architectural genre and are worthy of Class I designation.

(1) The Motel in America, Jakle, Sculle, Rogers, John Hopkins University Press, 1996.

(2) *Ibid.*, page 37

(3) *Ibid.*, page 57, 'The Mom and Pop Enterprise'

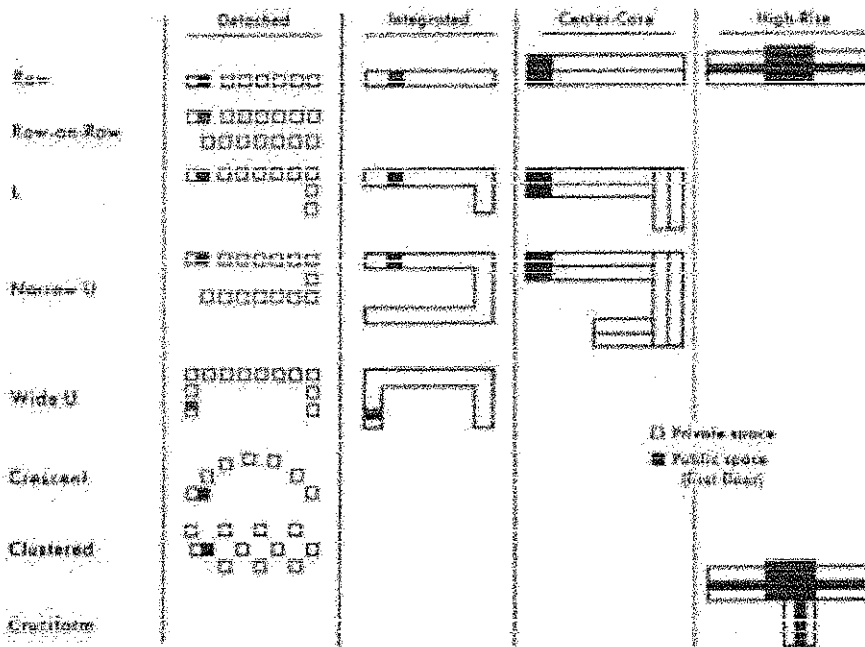
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THE
MOTEL
AS
ARCHITECTURE

37

2.18 The evolution of the American motel as a building type.



2.19 Dominant variations in the spatial organization of the motel.

HISTORIC RESOURCES ASSESSMENT REPORT

ORCHID TREE INN

**261 South Belardo Road
Palm Springs, California 92262**

(APNs: 513-152-014, -018, -019, -020)

Historic Resources Survey and Evaluation

Prepared for

**Palisades Development Group
1416 Second Street
Santa Monica, California 90401**

Prepared by:

**Jan Ostashay, Principal Investigator
PCR Services Corporation
One Venture, Suite 150
Irvine, CA 92618**

April 2005



PALISADES
Development Group

May 12, 2005

Ms. Jing Yeo
Department of Strategic Planning
City of Palm Springs
3200 E. Tahquitz Canyon Way
P.O. Box 2743
Palm Springs, CA 92263-2743

Re: **261 S. BELARDO ROAD (ORCHID TREE INN)**
HISTORIC RESOURCES ASSESSMENT REPORT

Dear Jing:

Pursuant to our discussions and your request, enclosed please find two copies of the Historic Resources Assessment Report for the above-referenced property. It is my understanding that you and the staff will review this report, and you will transmit a copy of the report to the Historic Site Preservation Board for their review as well.

I will follow up with you next week to confirm your receipt of this report and to schedule a walkthrough on the property with you, two members of the HSPB, a representative of the Palm Springs Modern Committee, and our design team to introduce our proposed project. In the meantime, please do not hesitate to contact me at (310) 395-4626 extension 103 if you have any questions or require additional information.

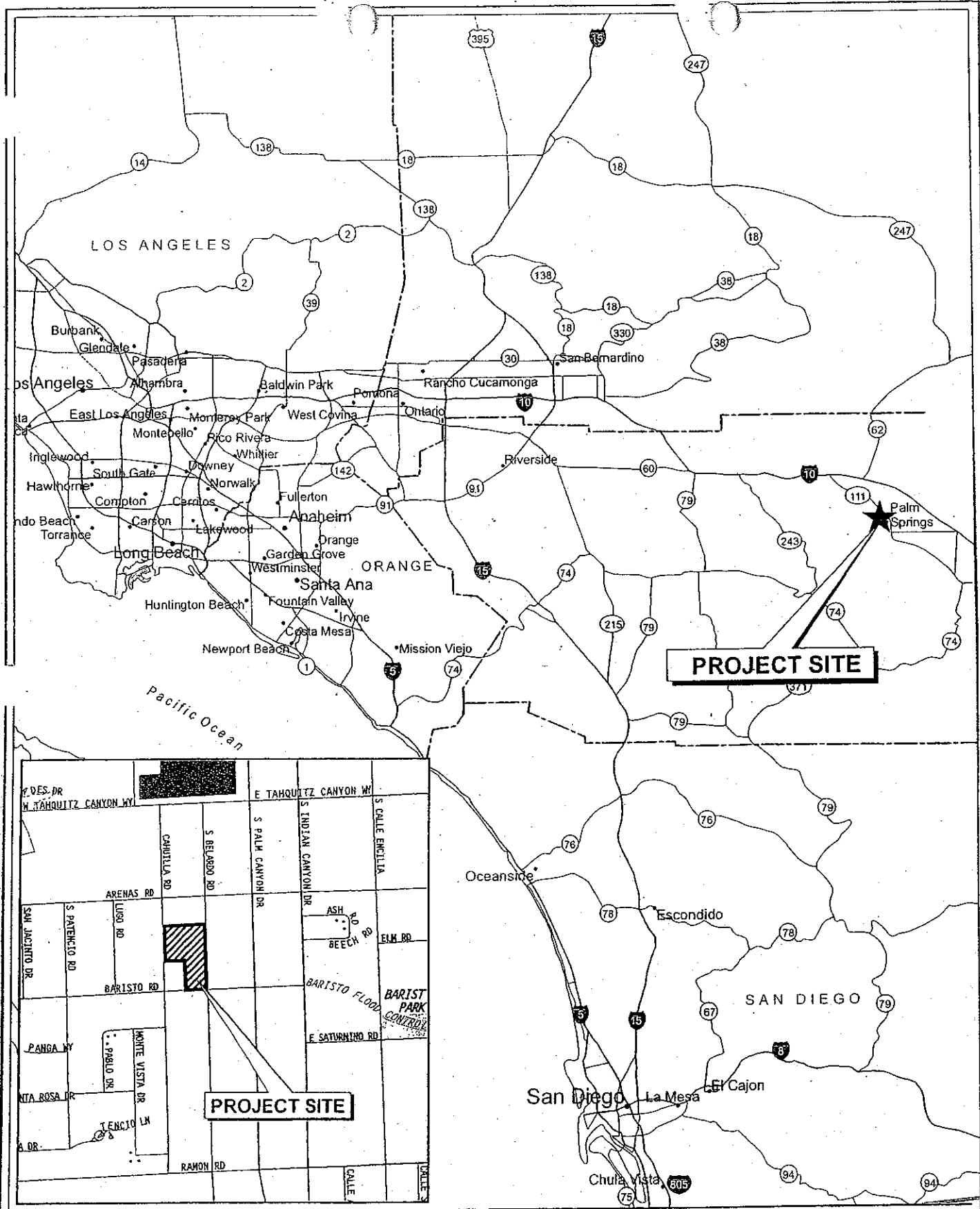
Thank you Jing.

Sincerely,

Matt Fisher
Executive Vice President

Enclosures

DELIVERED
MAY 2005



PROJECT SITE

PROJECT SITE

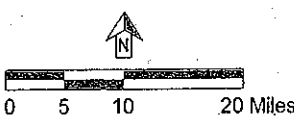


Figure I-1
 Orchid Tree Inn Property
 261 South Belardo Road
 Regional Map

Source: PCR Services Corporation, 2005.

I. INTRODUCTION

A. INTRODUCTION

This assessment report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the property located at 261 South Belardo Road in Palm Springs, Riverside County, California. This assessment report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and evaluation of the subject property. Completed State Department of Parks and Recreation (DPR) inventory forms are attached for the assessed property. This report does not, however, discuss potential impacts or mitigation measures for any specific project that may be related to this property.

The Orchid Tree Inn property covers most of the block bounded by Belardo Road to the east, Baristo Road to the south, Cahuilla Road to the west, and Arenas Road to the north. The subject property consists of four parcels (APNs 513-152-014, 513-152-019, 513-152-018, 513-152-020) of primarily flat terrain that together comprise the entire Orchid Tree Inn site, which is sited with a primary entrance along the west side of South Belardo Road. The property contains seven primary improvements with a number of structures associated with these improvements. The subject property is located within an area that is both commercial and residential in use. The main strip of downtown Palm Springs is one block east of the subject property, which runs along Palm Canyon Drive and Indian Canyon Drive. (See Figure I-1, Regional Map on following page).

B. METHODOLOGY

The historic resource assessment was conducted by PCR's cultural resources personnel Jan Ostashay, Director of Cultural Resources Management. In order to identify and evaluate the subject property as a potential historic resource, a multi-step methodology was utilized. A records search and review of the National Register of Historic Places (National Register) and its annual updates, the 2005 California Historic Resources Inventory maintained by the State Office of Historic Preservation (OHP), and the City of Palm Springs Historic Resources Inventory were performed to determine if the property had been previously recorded and/or evaluated for historical significance. The results of this search indicate that a portion of the subject property, the Albert Frey designed two-story apartment building and the U-shaped grouping of Spanish style bungalow units that comprise the original Orchid Tree Inn, have been previously surveyed and recorded on a single OHP Primary Record form (DPR 523A). This reconnaissance level assessment, completed in 2003 by Architectural Resources Group, did not evaluate these structures for historical or architectural significance. The other buildings on the site that

comprise the rest of the current Orchid Tree Inn property were not surveyed, recorded, or evaluated for significance as part of the 2003 survey process. Site inspections of the property were conducted to assess existing conditions and integrity, define the study area, and document potentially significant elements of the property. An intensive-level survey of the property, including photography and background research, was also undertaken. The National Register, California Register of Historical Resources (California Register), and the City of Palm Springs historic resources criteria were employed to evaluate the significance of the property. More specifically, in conducting the survey assessment, the following tasks were performed for the study:

- Searched archival records of the National Register, California Register, California Historic Resources Inventory, and the City of Palm Springs Historic Resources Inventory list.
- Conducted field inspections of the subject property.
- Photographed the subject property and its associated features.
- Collected and reviewed historic images and archives of the property from various repositories, including the Palm Springs Historical Society, Palm Springs Library, and Los Angeles Public Library.
- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and other published sources.
- Reviewed and analyzed relevant ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation issues, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria of the National Register, California Register, and Palm Springs local preservation ordinance. Also implemented the survey methodology of the State Office of Historic Preservation (OHP).

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA); the California Register of Historical Resources (California Register); and Public Resources Code (PRC) 5024 are the primary federal and state laws governing and affecting preservation of historic resources of national, state, and local significance. At the local level, relevant regulations include the City of Palm Springs' Historic Preservation Ordinance (Chapter 8.05 of the City's Municipal Code), which defines a historic resource (site) and levels of designation, establishes a historic site preservation board, and sets criteria for determining historical significance. A description of these relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."¹ The National Register recognizes properties that are significant at the national, state and local levels. Further discussion of National Register criteria and guidelines is provided in Section III, Environmental Setting, of this document.

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the National Historic Preservation Act (NHPA) on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

¹ *Code of Federal Regulations (CFR), 36 § 60.2.*

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."² The criteria for eligibility for the California Register are based upon National Register criteria.³ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register of Historic Places.⁴

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

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.⁵

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.⁶

² California Public Resources Code § 5024.1(a).

³ California Public Resources Code § 5024.1(b).

⁴ California Public Resources Code § 5024.1(d).

⁵ California Public Resources Code § 5024.1(d).

C. LOCAL LEVEL - CITY OF PALM SPRINGS

The City of Palm Springs has an adopted historic preservation ordinance (Palm Springs Municipal Code 8.05), which established the purpose of the ordinance and also created the Historic Site Preservation Board (HSPB). The City's preservation ordinance is the primary body of local law relating to historic preservation. Chapter 8.05.010 through 8.05.245 establishes the authority for preservation, the composition and responsibilities of the HSPB, criteria for determining what is eligible for designation as a City-recognized Historic Site or Historic District, and procedures for the alteration or demolition of historic properties.

⁶ *California Public Resources Code § 5024.1(e).*

III. ENVIRONMENTAL SETTING

A. HISTORIC CONTEXT

1. The City of Palm Springs⁷

The pre-historic period refers to a time prior to the arrival of non-native peoples, when Native American society, which was based on traditions resulting from thousands of years of cultural development, was intact and viable. The prehistoric period in the Coachella Valley is generally divided into the Late Prehistoric Period and Archaic Period. The Archaic Period is defined as occurring before AD 1000, prior to the introduction of ceramics into the region from the Colorado River cultures. For this reason, the Archaic Period is usually referred to as the "pre-ceramic" period. Other important cultural developments during the Archaic Period include the change from burial practices to cremations before 500 BC and the introduction of the bow and arrow, probably around 500 BC.

The Late Prehistoric Period ends around the late 1700s, when foreign influences brought profound changes to Native American society and ushered in the "historic period." Archaeological evidence indicates that a large number of settlements and rancherias were established in the Coachella Valley region during the prehistoric period. Such sites included villages, milling sites used on a seasonal basis to process food materials, lithic workshops for making stone tools and weapons, and rock art sites used for artistic and/or religious purposes.

2. The Cochella⁸

The Cahuilla people were the first known inhabitants that settled in the Coachella Valley. According to archaeologists, the Cahuilla came from the north approximately 2,000 to 3,000 years ago. They are thought to have migrated south from the Great Basin region of Nevada, Utah, and eastern California. The descent of these native peoples has been derived from linguistic relationships, which has offered traces of their ancestral past. The Cahuilla belong to the Uto-Aztecan language family, and are a Takic speaking people. Other peoples who are located within the surrounding regions of southern California that belonged to the Takic group are the Serrano, Luiseno, and Gabrielino.

⁷ Adapted from the City of Palm Desert's "Comprehensive General Plan, Archaeological & Cultural Resources Element" and the City of Rancho Mirage's "General Plan, Archaeological and Historic Resources Element."

⁸ Ibid.

The Cahuilla are generally divided into three groups by anthropologists according to their geographic locations in the region: the Pass Cahuilla of the San Gorgonio Pass/Palm Springs area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains; and the Desert Cahuilla of the eastern Coachella Valley. All three groups spoke the Cahuilla language, had similar lifestyles, and practiced the same traditions.

The first Cahuilla contact with Europeans is believed to have occurred in the late 1770s, when Spaniards crossed through Cahuilla territory in search of new land routes between Mexico and northern California. Over time, relations between the Cahuilla and Europeans became strained due to conflicts over land ownership and exploitation, and religious and cultural practices. In the early 1860s, a smallpox epidemic to which the Cahuilla had no immunity to decimated the Cahuilla population, which declined substantially in number at the time.

Reservations were established beginning in the 1870s, which allowed the Cahuilla to preserve their cultural traditions in relative isolation from Anglo-Americans. Today, Native Americans of the Pass and Desert Cahuilla heritage are mostly affiliated with one or more of the Indian reservations in the Coachella Valley, including the Torres Martinez, Augustine, Agua Caliente, Cabazon, and Morongo, most of which are in close proximity to the City of Palm Springs. The Cahuilla Indian population closest to the subject property lives on the Agua Caliente Reservation, portions of which are located within the incorporated city limits of Palm Springs.

3. Early Palm Springs History⁹

In 1853, a government survey party, headed by Lt. R.S. William P. Blake, a geologist, made the first modern discovery of Palm Springs and its mineral pool bubbling out of the hot sand. Another government survey party recorded mineral water springs in 1868 in what is now the city of Desert Hot Springs. A source of drinking water for indigenous peoples of centuries past, surveyors noted the spring was located at the foot of "two bunches of palms," which is not the site of the exclusive Two Bunch Palms Resort and Spa. Traveling on horses and wagons through the desert, the men of the survey parties are credited with establishing the first wagon route through the San Gorgonio Pass. In 1872, Palm Springs became a stop on the Bradshaw Stage Coach Line between Prescott, Arizona and Los Angeles.

In the late 1800s, the United States Congress gave all surveyed odd-numbered, one-mile sections of the land in the area to the Southern Pacific Railroad, as an incentive to bring their trains through the open desert. Until then, the desert area, only 120 miles east from downtown Los Angeles, had been the home to several hundred members of the Cahuilla Indians, including the Agua Caliente Band of Cahuilla Indians in Palm Springs.

⁹ Adapted from "The Desert Story" at www.palmspringsusa.com.

Years later, Congress distributed the even numbered sections of land to the Agua-Caliente Indians, which then created the checkerboard pattern of growth that is still evident in the Palm Springs area today. The Native Americans were unable to develop much of the prime close-in real estate until recent years because of court battles over allotment equalization, litigation with the local government over zoning, and the establishment of long-term leasing rights for Indian landowners.

The first permanent white settler in the Palm Springs area was John Guthrie McCallum, a notable judge and attorney from San Francisco. McCallum arrived in 1884 with his family seeking health for his tubercular son. Two years later, he purchased the surrounding land in the vicinity from the Southern Pacific and set about improving the water supply by constructing an aqueduct. Completion of the aqueduct made possible the rapid growth of fruit trees and alfalfa fields and led to the subsequent rich agricultural development of the Coachella Valley.

Another colonist, Doctor Welwood Murray, who purchased a site from McCallum opened the first family operated hotel in 1886. In 1897 McCallum passed away, but his daughter Pearl McManus still resided in the Village.

In the late 1890s, at the eastern end of the valley, the famous agricultural history of Indio began when botanist Pat Gale experimented with date shoots that C.P. Huntington, president of the Southern Pacific Railroad, brought with him from a vacation in Algeria. Today Indio and the agricultural area surrounding it produces 90 percent of the annual U.S. date crop, plus a variety of other fruit.

By the turn of the century, Palm Springs was becoming a thriving resort community with more than ten buildings, a post office, and many seasonal visitors. In the early 1900s, word spread that the dry climate in the desert communities had health benefits. A number of boarding houses in Palm Springs specializing in asthmatic and respiratory care began to draw visitors. Nellie Coffman, credited with founding the famous Desert Inn in Palm Springs, started her hostelry as a health-care boarding house in 1909.

Within the small town, a school house was erected in 1914, and by 1918, the early villagers, spurred on by Mrs. Coffman, founded a Board of Trade which functioned as a chamber of commerce for the community. Early hotel operators seized the opportunity to attract wealthy Easterners afraid to travel to Europe for spa treatments during World War I.

Following the success of the Desert Inn, other resorts large and small catering to a moneyed elite appeared in Palm Springs in the 1920s and 1930s. Of these, the most noteworthy were the Oasis Hotel (1925) and the El Mirado Hotel (completed 1928). By the late 1920s, the area had become popular with the Hollywood crowd as a winter playground for movie stars and moguls. The grand El Mirado Hotel received wide publicity as the largest and most sumptuous of the Palm Springs resorts. Charlie Farrell and Ralph Bellamy, two young film stars who

wanted more access to the area's few, but popular tennis courts, founded the prestigious Palm Springs Racquet Club in 1932. Smaller hostels in the area initially included, the Estrella Inn, which was constructed in 1933 and the Ingleside Inn. Built in 1925 as the estate of the Humphrey Birge family, owners of the Pierce Arrow Motor Car Company, the property was sold and then converted to a 20-room inn in 1935. The Orchid Tree Inn, originally called the "Sakarah" apartment motel, was built as a small courtyard bungalow motel around 1934.

As Palm Springs grew, local concerns over a lack of adequate zoning controls led to a successful vote for incorporation as a city in 1938. World War II brought increased activity to the desert with General George S. Patton Jr. directing military training maneuvers in preparation for an invasion of the North African deserts. The El Mirado Hotel and grounds were requisitioned and turned into the Torney General Hospital in time to receive the wounded from the battlefields of the war. An airfield was established at the time with two-mile long runways, which later became the Palm Springs Airport.

Following the end of World War II, Palm Springs returned to its pre-war resort status. Growth of this desert area, as well as much of the Coachella Valley, experienced an extended building boom lasting over three decades. Large and small hotels thrived during this period, many located along Indian Canyon Avenue. Additionally, Palm Canyon Drive became the commercial heart of the city with its strip of retail stores, restaurants, and glamorous nightclubs such as the Chi Chi and the Doll House. Some of southern California's most exclusive stores opened branches along Palm Canyon Drive, including Bullock's, Robinson's, and Desmond's. By 1960 Palm Springs had been transformed into an increasingly urban environment with schools, hospitals, an airport, and other civic amenities.

In addition to the construction of custom residences throughout the City after 1945, tract houses marketed as second homes to upper middle class buyers began to appear. These tract homes were designed in the Modern architectural idiom that was becoming increasingly popular in the Coachella Valley and throughout southern California during these decades. The first Palm Springs tract development of approximately 100 dwellings was built in 1948-49 near the Tahquitz Creek in the south end of town by Los Angeles-based developer Paul W. Trousdale. Starting in 1957, and continuing until the mid-1960s, San Fernando Valley developers George and Robert Alexander constructed the first of thousands of tract houses in the Modern architectural style that would be built throughout Palm Springs.

From the 1970s through the early 1990s, condominiums became the primary residential building type constructed in the City for use as second homes. It was during these years that Palm Springs entered an extended period of economic decline that derived, in part, from the then-perceived dated look of its architecture, distance from numerous golf courses, and lack of expansive new gated communities in comparison to the growing Coachella Valley cities of Rancho Mirage, Palm Desert, Indian Wells, and La Quinta located further east. Palm Springs' fortunes turned around; however, in the late 1990s when the city's rich architectural heritage and

its pedestrian-friendly downtown was rediscovered and publicized. Today, Palm Springs is experiencing a building boom that rivals its 1950s and 1960s heyday.

4. Tourist Camps and Bungalow Courts

With the growing popularity through the teens and twenties of the automobile, a new kind of tourism, not dependent on the railroads, began to flourish throughout the country. The proliferation of the automobile reinforced the movement for a comprehensive system of national highways, begun in the 19th century. Gaining momentum with the establishment of a coast-to-coast road and the passage of the Federal Highway Act of 1916, automobile tourism captured the imagination of the American public. Travel by automobile seemed to offer the ultimate in freedom of destination and from the limitations of time and budget. At first, the pioneers of the open road slept in ad hoc campgrounds. Subsequently, municipalities and private landowners opened organized tourist camps, eventually equipping them with such amenities as toilets and showers, parking areas, picnic tables, fireplaces, and even electricity. In the 1920s, some entrepreneurs decided that more permanent accommodations would attract paying clientele, and cabin camps began to dot the highways. More widely known as cabin courts, cottage courts, and tourist courts, these facilities were the forerunners of that fixture of American highway, the motel.¹⁰ In appearance, the tourist courts had much in common with the bungalow court, including its design and configuration. The primary difference between the two was the greater emphasis put on automobile accommodation in the tourist court, where the central courtyard usually became an internal access road and parking was provided for each unit. In fact, the word "Mo-tel" was registered with the Library of Congress by Pasadena bungalow court architect, Arthur S. Heineman, in 1925.¹¹ The first recorded use of the word was at Heineman's Milestone Motel, which opened in San Luis Obispo in 1926.¹²

First appearing on the southern California landscape during the 1910s, bungalow courts consisted of a series of detached cottages, each usually containing one or two dwelling units, arranged around a central, public space. Plans of the courts varied somewhat, most commonly appearing as two bars connected across the rear to form a "U" shape. Often the composition of the court would have a central focal point, either a two-story rear unit, an archway across the entry or at the rear connecting the units, a light standard or some other element of the landscape. Where space permitted, individual gardens enhanced each bungalow. Each unit would have its own entry either facing the court or the street. Living areas would also face the court, with kitchens and bathrooms placed at the rear of the building, where a perimeter service path was usually sited. Garages, when provided, were located in the rear of the property, accessed either by driveways along the sides of the court or by a driveway that ran through the center of the courtyard. Stylistically, courts displayed the same architectural tastes that were evident in the

¹⁰ Chester H. Liebs, *Main Street to Miracle Mile: American Roadside Architecture*, pp. 160-184.

¹¹ "Bungalow Courts in Pasadena," *National Register of Historic Places nomination*.

¹² *Ibid.*

design of single-family homes. Craftsman during the 1910s and lingering into the 1920s, and revival styles such as Spanish Colonial during the latter 1920s and into the 1930s.

The popularity that bungalow courts enjoyed in most southern California communities stemmed directly from their physical characteristics. For the property owner, courts offered the ability to profit from a single or double size lot. For the resident, courts provided privacy and independence at an affordable price within a community context. Apparently, the first courts in the region were associated with the big resort hotels in Pasadena and with the annual western migration of people coming to escape the winter climate of the East and Midwest. To some degree, residency in the courts remained somewhat transient even after their development was isolated from tourism. Initially, the courts, which often offered fully furnished dwellings, found favor with the middle and upper middle class. Following World War I; however, court living in the more metropolitan areas became increasingly attractive to single residents, the working class, and the retired.

5. Mid-century Architecture in Palm Springs¹³

In the post-World War II era, Palm Springs continued to build residences in the historical styles, but it was at this time that modern architecture took hold. Emphasizing geometric forms and textures, strong linear qualities, spare ornamentation, outdoor living, and low-rise horizontal massing, the dwellings of this era are readily identifiable. From the 1940s through the 1960s, modernism became the vernacular style of the city.

Sophisticated visitors (both Hollywood stars and vacationing tycoons) looking for a more adventurous style than they had at home found clean-lined design an ideal complement to the relaxed desert lifestyle of Palm Springs. The area attracted architects now recognized as modern masters, both Los Angeles imports like Richard Neutra and John Lautner, as well as locals like Albert Frey, William Cody, and Stewart Williams.

"Palm Springs was a blank slate for modernist architects." Explains Adele Cygelman, the author of *Palm Springs Modern*. "They interpreted the style of the time in ways that were appropriate for the desert – big overhangs, sun-resistant metal and rock, pools that had a cooling effect." As the newly arrived Albert Frey wrote in a 1935 letter to his former employer, master architect Le Corbusier, "The sun, the pure air, and the simple forms of the desert create perfect conditions for architecture."

As influential as the modern masters were, none did more to popularize modernist design in Palm Springs than Los Angeles architects Dan Palmer and William Krisel, whose plans were replicated in hundreds of houses built by father and son developers George and Robert Alexander. Delivering on the Bauhaus promise of progressive production housing, this was

¹³ Adapted from "*Palm Springs Modern: Houses in the California Desert*," by Adele Cygelman.

modernism for the masses: appealing, affordable tract houses, open-pan, post-and-beam structures with butterfly roofs and sweeping floor-to-ceiling windows.

The style was also incorporated into a variety of short-term transient lodging facilities, such as apartment buildings and motels. The motel became an archetypal building type, and Palm Springs boasts one of the finest collections of custom and commercially designed motels in the country.¹⁴ Many were designed by prominent Modernist architects, including Albert Frey, Stewart Williams, William Cody, John Lautner, and William Krisel. As with any flexible and living architectural type, the motel adapted to the conditions of Palm Springs. In the City, motels were a destination, a vacation spot, where people came to spend a weekend, a week, or a month. The spectacular views of the mountains and the perfect winter weather were to be enjoyed at the motel. These considerations altered the prototype, with kitchenettes and larger, more sheltered pool and outdoor areas. The resort character, present but minimized in typical roadside motels, was enlarged in many of these local designs.

Roadside motels sold themselves as momentary vacation breaks, where one could relax from a rigorous business trip or long and hot road trip next to a cool pool with either a diving board or curving fiberglass slide. Carefree names like the Town and Desert, Villa Royale, Warm Sands Villa, Desert Riviera, Holiday House, or Palm Garden, all Palm Springs motels advertising in the 1953 city directory, underscored the basic architectural character of escape and recreation. Pool terraces were social settings as well, where strangers mingled and befriended each other. One of the best of these was William Cody's 1955 L'Horizon, a casual collection of Modern, flat-roofed bungalows around a broad lawn and pool built for movie director Jack Wrather. The wide-eaved bungalows situated on an oblique grid provides an unfolding experience of small courts, private entries and leisurely rambles among the buildings. Palm Springs, playground of the wealthy in the 1920s and 1930s, reconfigured itself to handle the increasing number of middle-class vacationers in the 1950s. As in housing and store design, Modernism proved a popular means of attracting those customers.

Local architect Albert Frey designed a number motels and long-term lodging facilities within the City. The design of the San Jacinto Hotel, built in 1935 and the Villa Hermosa, erected in 1947, reflect modern European worker's housing of the 1930s; both include flat-roofed forms, with multiple staircases leading down to a common central pool and garden. ~~The 1958 Premiere apartment motel, which is located within the survey study area, exhibits typical~~ ~~Spanish influences of the many two-story vernacular motels that had already dotted many of the~~ ~~California roadsides at the time.~~ The form is more streamlined and unified than the earlier motels.

Modernism not only flourished in Palm Springs' residential architecture, but in the city's civic and commercial buildings too, among them the Albert Frey designed city hall building, the

¹⁴ Alan Hess and Andrew Danish, *Palm Springs Weekend*, pg. 134.

Palm Springs International Airport, the Palm Springs Desert Museum, dozens of retail shops, and numerous bank buildings. From city hall to bank buildings to retail shops to motels to custom homes to country clubs to tract homes, the full and varied impact of Modernism can be seen in Palm Springs as clearly as anywhere else.

6. Orchid Tree Inn Property

Situated at the southwest corner of Belardo Road and Baristo Road, the Orchid Tree Inn has been welcoming guests since the mid-1930s. Over the years, the inn has expanded to include most of the property surrounding the initial bungalow court motel. Today, a variety of housing types comprise the Orchid Tree Inn property, including a Craftsman bungalow; a Modern style apartment building; a combination one- and two-story apartment complex; a small Spanish style duplex; a one-story, L-shaped motel complex; a rectangular shaped, four-unit apartment; and the original "U" shaped courtyard motel. Prior to the construction of the Spanish Colonial Revival tourist court, the block in which the property is located was primarily undeveloped. The 1929 Sanborn Fire Insurance map illustrates the area with defined parcel lots, a one-story dwelling along what was originally called Palm Avenue (now referred to as Balardo Road), a single-family residence and a small duplex along Orange Avenue (now called Cahuilla Road), and a few houses of varying size along Park (now Arenas Road). Lime Street, which would later become Baristo Road, contained no improvements along this block and only two residences a few blocks west.

At the time, most of the hotels, motels, and resorts, including the Winter Garden Hotel, Desert Inn, Oasis Hotel, El Mirador Hotel, and others were north of the Orchid Tree Inn site. The oldest structure on the Orchid Tree Inn property is a Craftsman influenced bungalow, which is dated from around 1915. Situated along the east side of Cahuilla Road within the Orchid Tree Inn grounds, this dwelling once had its own address as 248 South Cahuilla Road (later changed to 262 South Cahuilla Road). For over 45 years it was owned and occupied by ~~Genevieve Kelly, a Christian Science practitioner~~. It was later acquired and incorporated as part of the Orchid Tree Inn property and converted to transient lodging as part of the motel. Since its acquisition, the bungalow has been extensively altered on the exterior and interior. Much of the exterior features, including the stucco siding and river rock cladding are recent additions.

Located a few lots to the north, still within the Orchid Tree Inn property, is a small one-story Spanish Colonial Revival duplex. No building permits exist for this stucco clad building; however, in reviewing Sanborn maps and tax assessor records, as well as assessing its architectural style, workmanship, and materials it appears this small residence was erected around 1927. In reviewing city directory information, the property was owned for over twenty years by Mae Abbott, a non-resident of Palm Springs who lived in Claremont and used this multi-family dwelling on a seasonal basis. The other unit in this duplex appears to have been utilized as a rental with a variety of white-collar type workers occupying it over the years. With

an address of 244 South Cahuilla Road (later changed to 244-248 South Cahuilla Road), the property was sold in 1965 and acquired as part of the ever-expanding Orchid Tree Inn.

Over the years, as more seasonal visitors came to Palm Springs the need for adequate short-term lodging facilities grew. The Orchid Tree Inn, constructed in 1934 by local builder Herbert Foster, was built in response to that lodging demand. Erected at the northwest corner of Baristo and Belardo roads (originally Lime and Palm Avenue) the small motel called the "Sakarah" was constructed as a 10-unit bungalow court motel apartment. As was typical at the time, the complex was designed in the Spanish Colonial Revival style and featured a large landscaped court area in the center. The original entry approach into the complex was off Baristo Road. In the latter part of 1940, the motel not only changed ownership, but its unusual name. Under the management of John "Harry" and Martha Irvin, the motel was renamed the "Apache Lodge." As to not cause confusion, the name Sakarah was also listed along side the Apache Lodge in the local city directories for a number of years. By 1948, the small motel changed names, and probably ownership though not documented, again. Retaining its 226 West Baristo Road address, the complex was now called the Bel-Ardo Villas. For approximately two years the bungalow court motel operated under this name; however, by 1952, it was sold and renamed yet again. It was at this time that the property acquired its current name the "Orchid Tree Inn," as well as a swimming pool with diving board and additional landscape features such as orchid trees. Over the next ten years the property would undergo exterior modifications that would include replacement of original wood-framed windows with aluminum sliders, the removal of Spanish Colonial Revival inspired wrought iron window treatments, modifications to the central portal at the north end of the complex (originally arched), and the re-landscaping of the courtyard area. In the recent past, additional alterations to the complex have included the re-location of the main entrance of the complex from Baristo Road to Belardo Road, the re-configuration of some of the individual units, the re-stuccoing of exterior surfaces, tile roof repair, and further re-landscaping of the courtyard area and the installation of a newer swimming pool. Even with these modifications, however, the property still retains and reflects its original design intent as a charming bungalow court motel and conveys a particular period of time in Palm Springs' history.

Built along South Belardo Road is the fourth oldest structure on the Orchid Tree Inn grounds. Located along the northeast boundary of the property, adjacent to motel's parking lot, this one-story, four-unit apartment building was built around 1938. Designed in a vernacular modern style, it was owned and occupied initially by Mrs. Louise Fanning. Referred to as the "Elidore Apartments" with an individual address of 231 South Belardo Road, the units that comprise the complex were occupied over the years by family members, including Elizabeth, Kenneth, Dorothy, and Margaret Fanning (Potter). It appears that the name of the building was derived by combining the first part of the names Elizabeth and Dorothy; however, this hypothesis has not been confirmed. The fourplex was acquired from the Fanning family in 1970, and incorporated into the overall Orchid Tree Inn property.

With the popularity of resort vacationing increasing, more and more motels, hotels, and the like were being constructed in the Palm Springs area. A relatively small, one-story motel complex was built along the east side of Cahuilla Road, at the northwest end of what is now the Orchid Tree Inn property. No permits exist for this motel apartment, but city directory research indicates that this five-unit complex was built around 1941. Noted in the directories as the "Desert House Apartments" this property includes two low-rise buildings and courtyard designed in the Spanish Colonial Revival style. Owned and operated by J. Marvin and Kay Ostrander, who initially lived on site, the small apartments were rented out on a daily, weekly, and monthly basis to local residents and seasonal vacationers. The Ostranders continued to own the motel until the early 1950s, at which time they sold it and returned to Hollywood. Almost forty years later the motel apartment was sold again and acquired as part of the Orchid Tree Inn property. Since its inclusion as part of the Orchid Tree Inn, the "L" shaped complex has undergone extensive modifications to its exterior and interior.

Built in 1948 as the "Kawea Apartments," this building originally consisted of a large two-story apartment at the rear (east end) and three smaller units positioned in a linear fashion towards Cahuilla Road (west). Reflective of vernacular modernism in its styling, the four-unit apartment complex was initially owned and operated by Edwin Thompson. It was later acquired from Worcester family in 1960 and integrated into the Orchid Tree Inn property.

The most recent addition to the Orchid Tree Inn property is the two-story Albert Frey designed apartment building situated along Belardo Road between the bungalow court to the south and the one-story fourplex to the north, immediately adjacent to the parking lot. Originally located across the street from the Orchid Tree Inn at the northeast corner of Belardo Road and Baristo Road (150 West Baristo Road), this large multi-family residence was relocated in sections to the Orchid Tree Inn site in 1972 to prevent its demolition. The Modern style resort hotel apartment was built in 1957 as the "Premiere Apartments." The complex originally included a number of guest rooms, an enclosed garage, two-story manager's apartment, shuffleboard court, swimming pool, and covered carports. It housed long-term local tenants as well as the seasonal vacationers.

From the intimate, charming bungalow court cottages to the modern style apartment units within the Frey designed building, the varied array of structures that comprise the Orchid Tree Inn physically manifests an interesting history, some of which is notable to the local community. Today, the Inn continues to operate as a resort motel evoking the charm and tranquility of old Palm Springs.

CITY DIRECTORY RESEARCH

Orchid Tree Inn Property

Year	Entry
1936	"Sakarah" listed on Berendo (misspelling, should be Belardo) Manley, G.R. Mrs., Christian Science Practitioner, Cahuilla Road
1937	"Sakarah" listed on Berendo (misspelling, should be Belardo) Manley, G.R. Mrs., Christian Science Practitioner, Cahuilla Road
1937-38	Abbott, Mae H. (non resident), S. Cahuilla Rd Young, Joseph (Clara B), yard foreman Palm Springs Builders Supply Co., S. Cahuilla Rd. Manley, Genevieve R. Mrs., Christian Science Practitioner, S. Cahuilla Road Maher, Donald J., S. Cahuilla Road (back house) "Sakarah Apartments" listed on Baristo Fanning, Louise (Elizabeth), listed on Belardo Rd. The Doll House, west side of Belardo Rd.
1940	Fanning, Louise H. Mrs., 231 Belardo Rd. Manley, Genevieve R. Mrs., Christian Science Practitioner, listed on S. Cahuilla Rd. "Sakarah" listed on Berendo (misspelling, should be Belardo)
1941	Fanning, Kenneth G., 231 S. Belardo Rd. Fanning, Louise H. Mrs., Elidore Apartments, 231 S. Belardo Rd. Manley, Genevieve R. Mrs., 248 S. Cahuilla Rd. Apache Lodge, 226 W. Baristo Rd. (John "Harry" & Martha Irvin owners) The Desert House Apartments, 220 S. Cahuilla Rd. (J. Marvin & Kay J. Ostrander owners)
1942	Apache Lodge, 226 Baristo Rd. (also listed as "Sakarah") The Desert House, 220 S. Cahuilla Rd. Manley, Genevieve R. Mrs., 248 S. Cahuilla Rd. Fanning, Louise H. Mrs., 231 Belardo Rd.
1943	Apache Lodge, 226 W. Baristo Rd. (also listed as "Sakarah") Fanning, Louise, H. Mrs., 231 Belardo Rd. The Desert House, 220 S. Cahuilla Rd. (Marvin J. Ostrander owner) Manley, Genevieve R. Mrs., 248 S. Cahuilla Rd.

1944	<p>Apache Lodge, 226 W. Baristo Rd. (permanent address for owner J.H. "Harry Irvin listed in Beverly Hills) Coffin, A.R., 211 S. Belardo Brown, Jane D., Palm Springs Secretarial Service, 211 S. Belardo Rd. Fanning, Louise H., Elidore Apartments, 231 S. Belardo Rd. Rancho Apartments, 253 S. Belardo Rd. The Desert House Apartments, 220 S. Cahuilla Rd. (permanent address for owner J.M. Ostrander listed in Hollywood) Abbott, Mae H., 244 S. Cahuilla Rd. (permanent address for owner Abbott listed in Claremont) Prenter, Louise Mrs., 244 S. Cahuilla Rd., saleslady at Bullock's Abbott, Mae H. (Claremont) Fowler, Matt (Violet), 248 S. Cahuilla Rd. Manley, Genievive R. Mrs., 262 S. Cahuilla Rd. Therrialt, Leonard (Gertrude), 262 S. Cahuilla Rd. (rear)</p>
1945	<p>Apache Lodge, 226 W. Baristo Rd. (owner name not listed) The Desert House Apartments, 220 S. Cahuilla Rd. (permanent address for owner J.M. Ostrander listed in Hollywood) Manley, Genievive R. Mrs., 262 S. Cahuilla Rd. Fanning, Louise H., 231 S. Belardo Rd.</p>
1948	<p>The Desert House Apartments, 220 S. Cahuilla Rd. (permanent address for owner J.M. Ostrander listed in Hollywood) Manley, Genievive R. Mrs., 262 S. Cahuilla Rd. Bel-Ardo Villas, 226 W. Baristo Rd. (The Apache Apartments, 161 S. Cahuilla Rd.)</p>
1950	<p>The Desert House Apartments, 220 S. Cahuilla Rd. (permanent address for owner J.M. Ostrander listed in Hollywood) Manley, Genievive R. Mrs., 262 S. Cahuilla Rd. Bel-Ardo Villas, 226 W. Baristo Rd. (The Apache Apartments, 161 S. Cahuilla Rd.)</p>
1952	<p>The Desert House Apartments, 220 S. Cahuilla Rd. (Clemens & Esther Rossbach owners) Shervanian, Sarkis K., 244 S. Cahuilla Rd. (owner) (also spelled Shirvanian) Jennelle, Phyllis Mrs., 244 S. Cahuilla Rd. (renter) Shervanian, Sarkis K. (Virginia), 248 S. Cahuilla Rd. (owner/occupant) Kawea Apartments, 254 S. Cahuilla Rd. (Edwin Thompson owner) Manley, Genevieve R. Mrs., 262 S. Cahuilla Rd. (owner/occupant) Stone, Emma, 262 S. Cahuilla Rd. (rear unit renter) Orchid Tree Inn, 226 W. Baristo Rd. (Swimming Pool) – Harry F. Paisley manager Coffin, A.R. Estate, 211 S. Belardo Rd. (owner) Brown, Jane, 211 S. Belardo Rd. (renter) Fanning, Louise H., 231 S. Belardo Rd., Elidore Apartments (owner) Greenhouse Apartments, 253 S. Belardo Rd.</p>

B. CRITERIA FOR EVALUATION OF HISTORIC RESOURCES

In analyzing the historic significance of the subject property, criteria for designation under federal, state, and local landmark programs were considered. Additionally, the Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

1. National Register of Historic Places

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:¹⁵

- A. is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."¹⁶ According to *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess

¹⁵ *National Register Bulletin: Guidelines for Completing National Register Forms, Part A, U.S. Department of the Interior, National Park Service, 1986, revised 1998. This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.*

¹⁶ *National Register Bulletin: How to Apply the National Register Criteria for Evaluation, page 44.*

several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.¹⁷ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.¹⁸
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.¹⁹
- Setting is the physical environment of a historic property.²⁰
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.²¹
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.²²
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.²³
- Association is the direct link between an important historic event or person and a historic property.²⁴

¹⁷ *Ibid.*

¹⁸ "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

¹⁹ "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

²⁰ *Ibid.*

²¹ "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

²² "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

²³ "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.²⁵

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).²⁶

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.²⁷

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.²⁸ In addition, for projects that receive federal funding, the Section 106 clearance process must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to the California Environmental Quality Act (CEQA).

2. California Register of Historical Resources

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

²⁴ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

²⁵ *Ibid.*

²⁶ *Ibid.*

²⁷ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

²⁸ See 36 CFR 60.2(b) (c).

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

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.²⁹

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

3. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its *Instructions for Recording Historical Resources* provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;

²⁹ California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.³⁰

4. City of Palm Springs Criteria

Section 8.05.020 of the City of Palm Springs' Historic Preservation Ordinance authorizes the Historic Site Preservation Board (HSPB) to recommend the nomination of property as Historic Sites and/or Historic Districts to the City Council. The City Council may designate one or more Historic Sites or Districts by the procedures outlined in the Preservation Ordinance.

As defined by the Ordinance, a Historic Site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship, or aesthetic effect and meets one or more of the following criteria:

- It is associated with events that have made a meaningful contribution to the nation, state, or community; or
- It is associated with lives or persons who made a meaningful contribution to national, state, or local history; or
- It reflects or exemplifies a particular period of the national, state, or local history; or
- It embodies the distinctive characteristics of a type, period, or method of construction; or
- It presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or

³⁰ *Ibid.*

- It represents a significant and distinguishable entity whose components may lack individual distinction; or
- It has yielded or may likely to yield information important to national, state, or local history or prehistory.

As defined by the Ordinance, a Historic District is any area of the City of Palm Springs that contains a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance. A Historic District is also nominated for designation by the HSPB and formally designated by the City Council.

Designations by the City Council are made by categorizing nominated sites and districts into one of the following classifications:

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

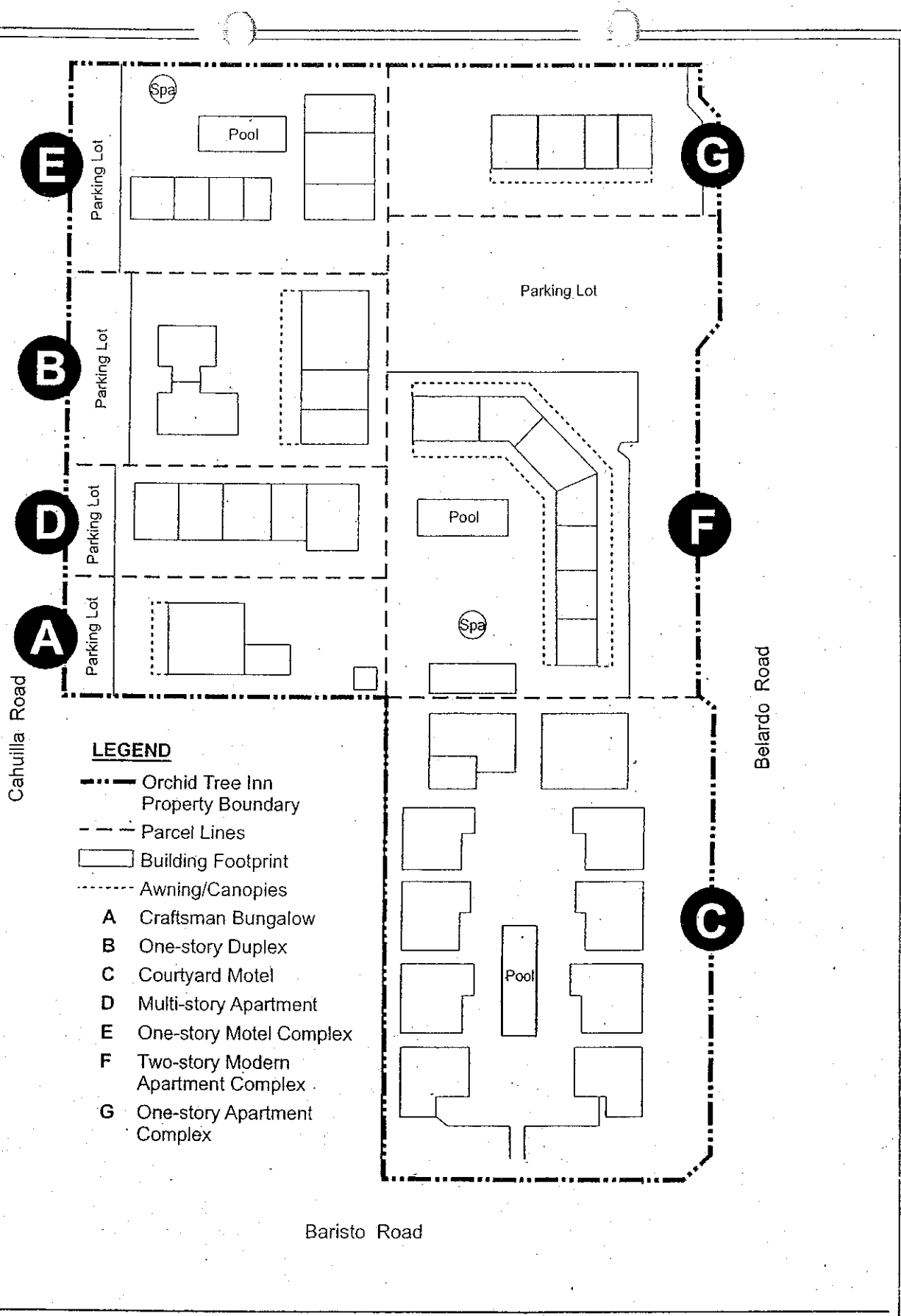
Class 2. Site qualified for city designation; may be qualified at the federal, state, and/or county level. Archival file will be maintained. Site is eligible for plaquing (intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period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

Class 3. Structure/site was constructed before 1945, or a year to be determined by the City Council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the HAPB may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.

Historic District. Qualified for city designation; may be qualified at the federal, state, and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to review by the HSPB before demolition or construction. A specific plan containing special regulations pertaining to the subject area, may be adopted for each district.

C. HISTORIC RESOURCES IDENTIFIED

The historic resources survey area (study area) is defined as the entire Orchid Tree Inn property, which is bounded by Belardo Road to the east, Baristo Road to the south, Cahuilla Road to the west, and the property one lot south of Arenas Road to the north. Located at 261



LEGEND

- Orchid Tree Inn Property Boundary
- - - Parcel Lines
- ▭ Building Footprint
- ⋯ Awning/Canopies
- A Craftsman Bungalow
- B One-story Duplex
- C Courtyard Motel
- D Multi-story Apartment
- E One-story Motel Complex
- F Two-story Modern Apartment Complex
- G One-story Apartment Complex



Not to scale

Figure III-1
Orchid Tree Inn Property
261 South Belardo Road

Source: PCR Services Corporation, 2005.

Table III-1

BUILDINGS SURVEYED WITHIN ORCHID TREE INN PROPERTY

Original Address	Description	Year Built	CHRSC Rating	Map ID
226 W. Baristo Road	Courtyard Motel	1934	5S3	C
262 S. Cahuilla Road	Craftsman Bungalow	c.1915	6Z	A
254 S. Cahuilla Road	Multi-story Apartment	1948	6Z	D
244-48 S. Cahuilla Rd.	One-story Duplex	c.1927	5S3	B
220 S. Cahuilla Road	One-story Motel Complex	c.1941	6Z	E
292 S. Belardo Road	Two-story Mod Apartment	1957-58	3CS	F
231 S. Belardo Road	One-story Apartment Unit	c.1938	6Z	G

CHRSC – California Historical Resources Status Code

3CS – Appears eligible for California Register as an individual property through survey evaluation

5S3 – Appears to be individually eligible for local listing or designation through survey evaluation

6Z – Found ineligible for National Register, California Register or local designation through survey evaluation

Source: PCR Services Corporation, 2005.

Belardo Road, the subject property is a primarily fenced compound, consisting of seven sizeable improvements: a U-shaped bungalow court inn; a two-story mid-century apartment building; a one-story Craftsman inspired bungalow and associated structures; a combination one- and two-story apartment complex; a small Spanish style duplex and associated contemporary structures; a one-story, L-shaped motel complex; and a rectangular shape, four-unit apartment building (See Table III-1 above). The site also includes a number of swimming pools, walkways, parking lots, and landscape elements. (See Figure III-1, Orchid Tree Inn Property Map on following page).

The current survey process was conducted per OHP instructions, which gives a 45-year threshold for surveying properties for historical and/or architectural significance. During the current survey process, seven pre-1960 buildings were identified within the survey area: one motel bungalow court and six one- or two-story buildings. Those properties within the study area that are of post-1960 construction (under 45 years of age) were not documented in the current survey unless they exhibited possible "exceptional" importance. None of the post-1960 buildings/structures exhibited the necessary exceptional significance as defined by National Register Criterion Consideration G: Properties That Have Achieved Significance within the Past Fifty Years.³¹

1. 261 South Belardo Road, Orchid Tree Inn Property

a. Description

Courtyard Motel, South Belardo Road (Map ID C). Evoking an earlier era, this is a one-story motel in the form of a Spanish Colonial Revival tourist court. U-shaped in plan, the

³¹ *National Register Bulletin: How to Apply the National Register Criteria for Evaluation, p. 41.*

court consists (originally) of ten individual L-shaped dwellings arrayed around a central landscaped courtyard. Red clay tiles cover the multi-gabled roofs and stucco sheathes the exteriors of each building. The entries, which are either wood doors or glass sliders, along the front of each unit vary in location, but all are protected by extended porch roofs within small recessed verandas. Fenestration includes large fixed paned glass windows; double hung sash, and casements. Gable peaks are punctuated by canales (circular drainage holes). The landscaped courtyard area includes concrete walkways, manicured shrubs and hedges, towering palm trees, a rectangular shaped swimming pool, and orchid trees. In reviewing historic photographs and city directory information, the courtyard was original grass with a circular shaped fountain in the center. A swimming pool replaced much of the grassy area and fountain in the early 1950s. This swimming pool, which had a concrete pool scupper around it, has since been replaced with the pool that is there today. The Orchid Tree Inn is somewhat intact and still reflects its original design intent, that of a courtyard motel. However, the complex has undergone a number of significant modifications over the years, including the removal of the original stucco clad chimneys with decorative chimney pots on all of the units, the replacement of many of the wood-framed windows with aluminum framed sliders or fixed-paned, the replacement of solid wood entry doors with hollow core wood doors or aluminum sliders, and the stuccoing and/or removal of porch roof timber posts, red brick piers, and other decorative red brick elements.

Craftsman Bungalow, South Cahuilla Road (Map ID A). Setback from the Cahuilla Road, this one-story, single-family bungalow is of wood-frame construction and is clad in non-original stucco. A complex gable roof with overhanging eaves and exposed rafter tails caps the dwelling. An open porch area sheltered by a shed roof is supported by square wood posts. Within the porch area is a centrally located entry door that is flanked by two wood-framed, multi-pane casements windows. A recently added river rock skirt wraps around most of the exterior base of the house. A massive river rock chimney (original) of note is located along the building's south elevation. An enclosed porch screen sitting area is located at the northwest end of the bungalow, though originally it extended along the entire north elevation. A wood-slatted attic vent punctuates the front (west) gable end. An enclosed porch screen area was also located at the rear of the building; however, at some unspecified date it was permanently enclosed as part of the house. At the rear of the Craftsman bungalow is a small vernacular dwelling that has been severely altered over the years. Crowned by a low-pitched gable roof, the minute single-family cottage is square in plan, sheathed in stucco, and punctuated by a single tripartite window along its front (west) elevation. Both buildings have been converted into the motel units as part of the Orchid Tree Inn property.

Multi-story Apartment Structure, South Cahuilla Road (Map ID D). Positioned perpendicular to Cahuilla Road, this multi-story apartment complex is situated between the Craftsman residence to the south and the small duplex to the north. Its primary (front) elevation faces south and is defined by four bays containing metal-framed fenestration and plain panel entry doors into each of the units. Originally designed in a vernacular International style, the

building now appears to exhibit Spanish Colonial elements in its architectural treatment. Smooth stucco covers the residence, which originally consisted of three one-story units and a single two-story unit at the rear. Since its acquisition as part of the Orchid Tree the complex has been modified to include an additional unit and non-compatible architectural detailing has been added to its exterior surfaces. The back (north elevation) of the building contains service door entries, utility closets, and a number of metal framed windows.

One-story Duplex, South Cahuilla Road (Map ID B). Also situated along Cahuilla Road, is this small Spanish Colonial Revival duplex. Symmetrical in design and "H" shaped in plan, this one-story multi-family residence is capped with a flat roof and is sheathed in stucco. Roof elements include a red tile roof parapet with a shed roof center section and no overhanging eaves. The entrances into the two units are recessed within the central portion of the front (west) of the building. Large metal framed windows flank the entrance porch area. Stucco sheathed chimneys are attached to the exterior sides (north and south elevations) of the both units. Alterations to the building include the replacement of wood-framed windows with aluminum sliders or older metal framed fenestration. Both entry doors are have been replaced and small air conditioning units have been installed within the wall surfaces of both units as well. The back side (east elevation) of the duplex has been extensively modified, though it contains two service door openings.

One-story Motel Complex, South Cahuilla Road (Map ID E). This one-story, wood-framed motel complex is situated at the northwest corner of the Orchid Tree Inn property. Configured in a "L" shape plan around an open court area with swimming pool, the low-rise motel is comprised of two detached rectangular shaped buildings. Clad in stucco and punctuated by a variety of window types including metal-framed casements, fixed-pane, and aluminum sliders the complex has been extensively modified since it was acquired as part of the Orchid Tree Inn property. Since the occurrence of these alterations (dates unknown), the primary elevations of both buildings (north and west) no longer reflect their original design intent or architectural styling. The buildings currently exhibit a mediocre variant of the Spanish Colonial Revival style in their altered state.

Two-story Modern Apartment Complex, South Belardo Road (Map ID F). This two-story mid century modern motel apartment building was original located across the street at the northeast corner of Baristo and Belardo roads. Called the "Premiere Apartments" it was designed to take advantage of the mountain views to the west and the arid landscape, the building was located to the Orchid Tree Inn property in 1972. Upon its relocation, the building retained its original orientation and use. However, some of the unusual, Frey inspired architectural features such as the low curved fiberglass panels initially enclosing each of the ground floor unit's private decks were removed and never reinstalled. The multi-family dwelling utilized concrete block, corrugated and rigidized metal, and plywood wood in its design and construction. The exterior is sheathed in corrugated metal, the recessed exterior walls in grooved plywood. Vertical dividers separate each of the balconies and outdoor porch areas. Many of the

architectural elements incorporated into the building's design were derived from the architect's (Albert Frey) own residence called "Frey House 1," including the large round windows at either end of the second floor wings. The back (east) of the apartment complex, which faces onto Baristo Road, includes covered walkways, an open staircase, entrances into the individual units, and minimal fenestration.

One-story Apartment Unit, South Belardo Road (Map ID G). This one-story, four-unit apartment is located at the far northeast corner of the Orchid Tree Inn property. Of wood-frame construction, this multi-family residence is covered by a flat roof with an extended shed roof canopy over the open concrete floor porch area along its primary (south) elevation. Sheathed in stucco, the modern style dwelling reflects very little architectural detailing or styling. Four bays, each of which is punctuated by double-hung, metal-framed windows adjacent a panel and glaze entry door further define the front of the complex.

b. Significance Statement

The property that currently comprises the Orchid Tree Inn includes a number of buildings from varying eras and that were once individual properties onto themselves. One building was relocated from across the street to this property in the early 1970s. Hence, as an entire entity (historic district) the property does not appear eligible for federal, state, or local designation due to its amalgamation and disassociation of property types, dates of construction, integrity, and underlying historical connection. However, in assessing individual historical significance building by building a number of properties appear to rise to a level of either historical or architectural importance or both at the local jurisdiction level. The following paragraphs address individual significance and eligibility.

Courtyard Motel, South Belardo Road. The U-shaped grouping of one-story bungalows originally known to as the "Sakarah" and now called the Orchid Tree Inn appears locally significant under the City of Palm Springs' significance criteria as a relatively intact early example of a disappearing building type that is important to the history of the City of Palm Springs. Because of the modifications made to the exterior (and interior) of the buildings over the years, the property does not retain a sufficient level of integrity to be eligible for listing in the National Register or California Register. However, it does appear eligible for local listing under the City's Historic Preservation Ordinance criteria because it embodies the distinctive characteristics of a significant building type related to the local tourist industry. The Orchid Tree Inn is a local example of a tourist court property, a form of roadside tourist accommodation that became popular in the late 1920s and 1930s, and whose development paralleled the growth of automobile touring in the region and elsewhere. In southern California, the evolution of tourist camps piggyback on the concept of residential bungalow courts which had first emerged as a housing type in the 1910s. The Orchid Tree Inn possesses integrity of location, setting, design, materials, feeling, and association. It appears to be one of the earliest examples of its property type and period known to be extant in the City of Palm Springs.

Under the City's criteria of significance the Orchid Tree Inn also appears to satisfy two additional criteria. Due to its age, design, architectural style, and function the courtyard complex reflects a particular period of the community's local history, early tourism. And though many of the individual units have been modified the complex still represents a significant and distinguishable entity whose components may lack individual distinction. As a grouping the units are united historically and aesthetically by plan and physical development. Hence, the Orchid Tree Inn's eligibility under this local criterion. In conclusion, the grouping of bungalows that comprise the original Orchid Tree Inn courtyard motel appears eligible for City of Palm Springs designation as a Class 2 Historic Site.

Craftsman Bungalow, South Cahuilla Road. Bungalows and Craftsman homes were popular after the turn-the-century and were designed as affordable and comfortable housing which fit in with the natural surroundings. The defining elements of the style were a horizontal orientation; wood detailing, including dark stained heavy beams and timbers, exposed rafter, and wide roof overhangs; wide porches; and massive brick, block or stone foundations, porch supports, walls, and chimneys. Interior built-in features such as bookcases, desks and cabinets were popular. The emphasis was on simplicity of design, a break from the ornamental cluttered style of the earlier Victorian period.

The Craftsman bungalow that once had its own address as 248 South Cahuilla Road (later changed to 262 South Cahuilla Road) is located on the west side of the Orchid Tree Inn property. Constructed sometime around 1915, it was the home for over 45 years of Genevieve Reilly Manley, a Christian Science practitioner and widow. The property was eventually acquired and incorporated as part of the Orchid Tree Inn property. Background research consisting of a review of primary and secondary sources does not suggest that Manley was a prominent citizen within the local Palm Springs community, nor was she a notable individual at the State or national levels. Hence, the building is not associated with any historic personages or important events under federal, state, or local jurisdiction criteria. As stated earlier, the property is reflective of the Craftsman bungalow idiom. It is also an early representative of the housing stock within the City of Palm Springs. However, over the years significant modifications have been made to the dwelling thereby diminishing its overall integrity of design, materials, workmanship, setting, and feeling. Hence, the building does not appear eligible for National Register, California Register, or local register designation. And since the original architect or builder is unknown, the house cannot be associated with any notable architect or builder for the purposes of satisfying federal, State, or local criteria.

Multi-story Apartment Structure, South Cahuilla Road. This linear, multi-family residence located immediately north of the Craftsman bungalow along South Cahuilla Road was constructed in 1948. Originally erected as apartments consisting of three one-story units and a rear two-story unit, the building was called the Kawea Apartments. Initially owned and operated by Edwin Thompson, the dwelling was later acquired from Allen and Olga Worcester in 1960, and incorporated into the Orchid Tree Inn property. Since its acquisition, the interior spaces

consolidation of interior spaces, window and door replacements, and the build-out of the porch area that highlighted the entire west elevation of the east wing building.

Historically, the original owner, J. Marvin and Kay Ostrander lived on the premises; however, by 1944 they are noted in the directory as having a permanent address in Hollywood. The apartments were rented out on a daily, weekly, and monthly basis to local residents and winter snowbirds from the East or the Midwest. By 1993, the Desert House Inn Apartments was sold, acquired by Karen and Robert Weithorn, and incorporated into the ever-expanding Orchid Tree Inn property. In applying federal, State, and local criteria the motel complex appears ineligible for National Register, California Register, and City of Palm Springs designation due to compromised integrity, lack of distinctive architectural merit and associated historical importance. Further, no evidence was found to indicate that the original owner of the building or the building's numerous transient tenants are considered historic personages under National Register, California Register, or City of Palm Springs criteria.

Two-story Modern Apartment Complex, South Belardo Road. The Albert Frey designed two-story apartment building originally called the "Premiere Apartments" appears ineligible for National Register listing due to its compromised integrity necessary for this level of designation and relocation from its original location. However, the building retains sufficient integrity as defined by the California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) for California Register listing and for local City of Palm Springs designation as a Class 1 Historic Site due to its association with a highly recognized and prominent local architect of Modern architecture, Albert Frey. The building expresses key signature aspects or features of Frey's craft, including its Modern design and the large, round windows at either end of the second floor wings. It also reflects an experimental period in his architectural career whereby he adapted his design and use of materials for functional purposes. By utilizing extensive overhangs and materials such as metal to reflect the heat of the sun, the building did not originally require air conditioning. However, in recent years small air conditioners have been installed in each apartment unit. Nonetheless, those character-defining design features and ideas are still physically and visually evident on the building.

One-story Apartment Unit, South Belardo Road. This one-story, rectangular shaped apartment building is located at the northern boundary of the Orchid Tree Inn property, along South Belardo Road. The four-unit, wood-framed structure sits perpendicular to the street with its primary elevation facing south. According to city directory research it appears that the motel was constructed sometime in the late 1930s. Since there are no original permits, the architect and builder are unknown. The 1937-38 city directory lists the building with an address of 231 Belardo Road and Louise and Elizabeth Fanning as occupying the residence. Louise Fanning is noted as the property owner. In the 1941 directory Kenneth Fanning and Louise Fanning (Mrs.) are listed individually at the same address/residence. At this time, the building is called the Elidore Apartments (derived possibly from the combination of Louise Fanning's daughter's names, Elizabeth and Dorothy). Mrs. Louise Fanning is listed the city directories up through the

have been modified to now contain five units each rented out as motel rooms. Additionally, portions of the exterior, particularly along its primary (south) elevation, have been altered in recent years. Because of compromised integrity and lack of sufficient historical associations and architectural significance the building does not appear eligible for listing in the National Register or California Register, nor does it of local interest or a potential candidate for local designation.

One-story Duplex, South Cahuilla Road. No permits exist for this dwelling, however, in reviewing Sanborn maps and tax assessor records, as well as assessing its architectural style, workmanship, and materials, it appears that this one-story Spanish Colonial Revival duplex was erected sometime around 1927. Though it is illustrated on the 1929 Sanborn map, the residence first appears in the city directory in 1937-38. Mae H. Abbott is listed in the directory as the property owner, but is indicated as a non-resident (she lived in Claremont). According to directory research, Abbott owned the duplex up through at least 1950, when in 1952 Sarkis Shervanian (also spelled Shirvanian) bought the property and used it as rental property. The building was acquired from Mrs. Virkin Shirvanian in 1965 and incorporated into the Orchid Tree Inn property at that time. In conducting the research for this survey assessment no information was uncovered to indicate that either of these individuals or the tenants that occupied the duplex over the years were of notable prominence within the Palm Springs community to merit them historic personages. Therefore, the one-story, multi-family dwelling does not appear eligible for federal, State, or local listing under criteria associated with persons significant in our past. Under architectural merit, the property does not possess sufficient architectural importance to satisfy the National Register and California Register criteria. However, the small duplex does reflect enough of the typical elements of the Spanish Colonial Revival style to warrant consideration of local designation as a Class 3 Historic Site. The structure is also representative of the early housing stock of Palm Springs.

One-story Motel Complex, South Cahuilla Road. The one-story motel complex located at the northwest end of the Orchid Tree Inn property along South Cahuilla Road is comprised of two buildings historically consisting of five accommodations wrapped around an open courtyard. According to city directory research (no original permits exist) it appears that the motel was constructed sometime around 1941. The architect and builder are unknown. Noted as the "Desert House Apartments" in the directories, the two buildings are reflective of the Spanish Colonial Revival style in their design and use of materials. The structures are arranged in a broken "L" shape with each unit's entry facing out onto a large landscaped courtyard with a rectangular shaped swimming pool (a later addition) centrally located within it. The building along the southern lot line, which comprises the longer portion of the "L" shape originally contained three units. While the building that defines the shorter wing of the "L" along the eastern lot line initially contained two units with a long expansive veranda running along the west (primary) elevation. Since its acquisition, the complex has been altered extensively. There is now a total of seven units in the complex. Modifications include the remodeling and

1950s. It appears that the property stayed within the family until 1970, when it was sold by the siblings, Kenneth, Dorothy, and Margaret (Potter) Fanning. At that time it was acquired as part of the Orchid Tree Inn property. In applying the National Register, California Register, and City of Palm Springs significance criteria, it appears that the building is not associated with any important historical events or personages. Further, due to its lack of distinctive architectural merit, association with a notable architect or builder, or embodiment of a particular property type the apartment building appears ineligible for federal, State, or local designation.

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V. APPENDIX

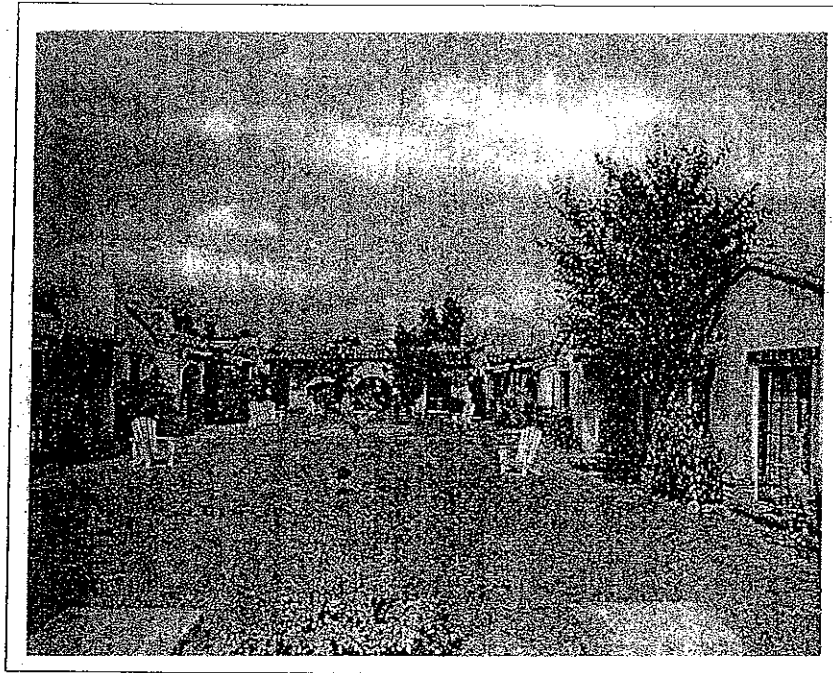
Historical Photographs

Current Photographs

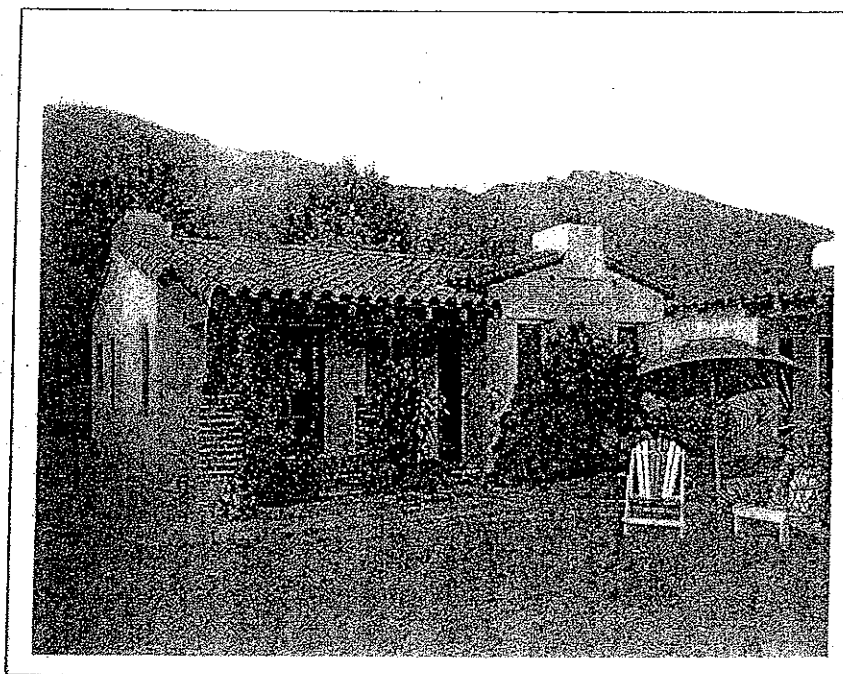
DPR 523 Forms

Sanborn Fire Insurance Maps, 1929 and 1962 paste-up

Historical Photographs



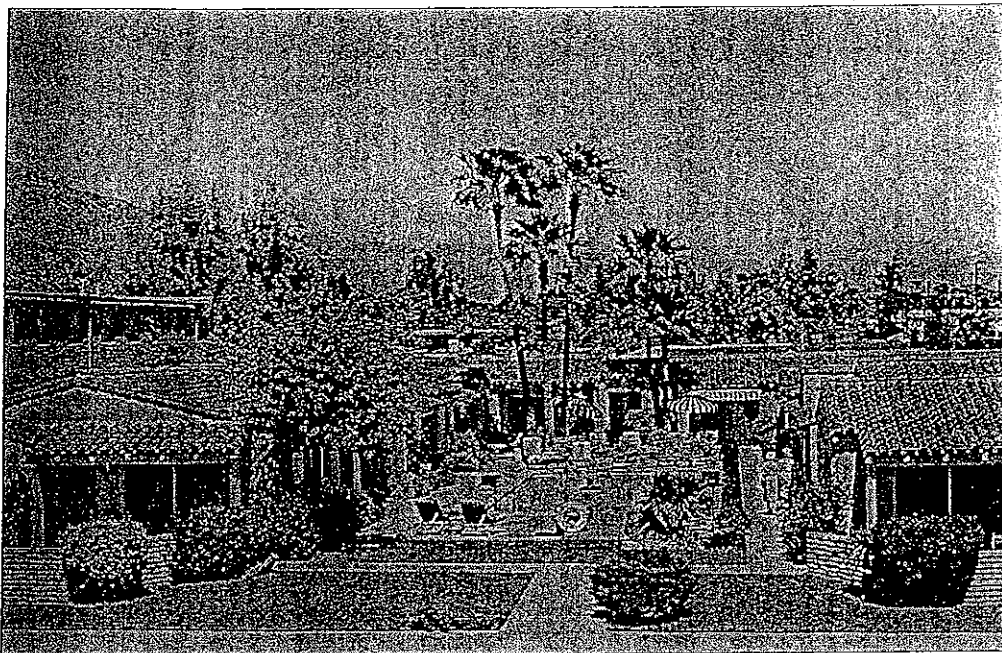
Apache Lodge (Orchid Tree Inn) – Courtyard Area, looking north (c. 1941)



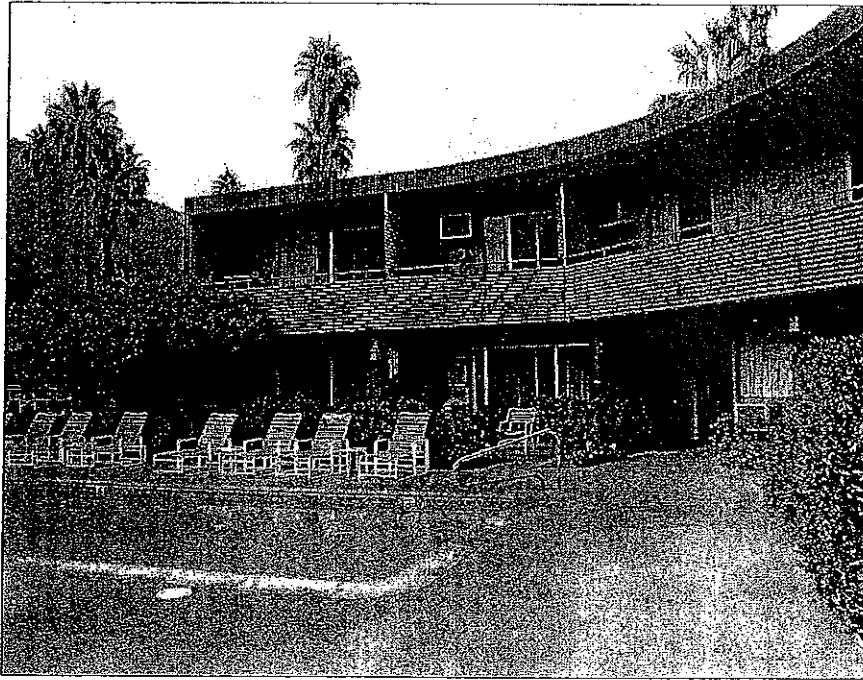
Apache Lodge (Orchid Tree Inn) -- Individual motel unit, looking northwest (c. 1942)



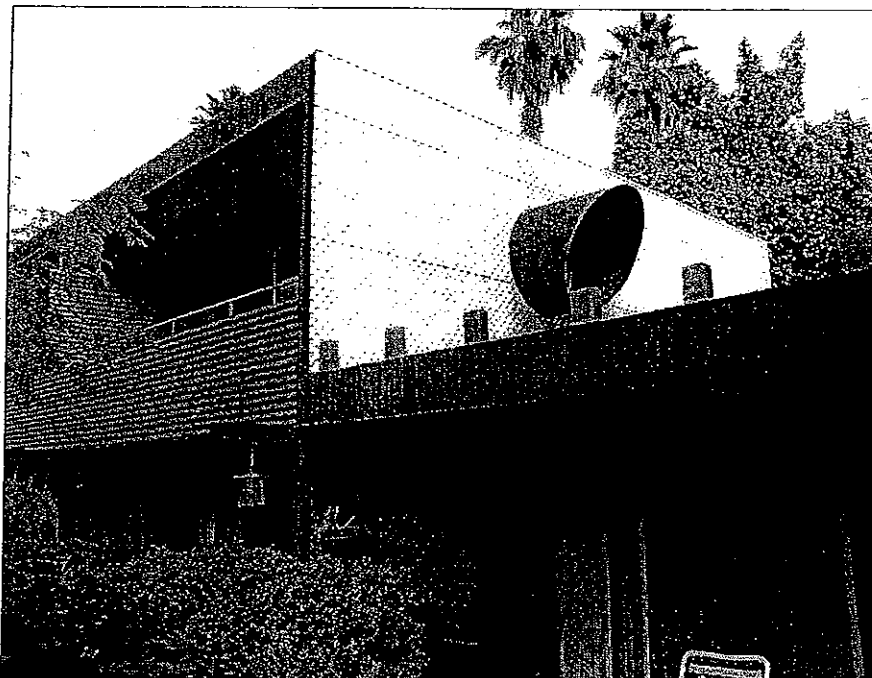
Orchid Tree Inn (postcard): Courtyard area, looking northwest (c 1952)



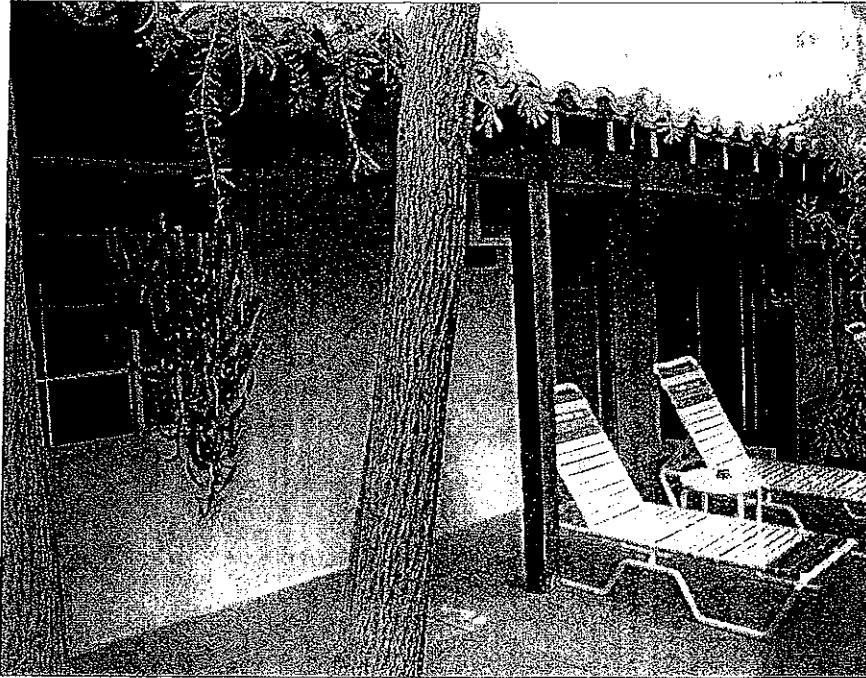
Orchid Tree Inn (postcard): View of courtyard from Baristo Road, looking north (c. 1960)



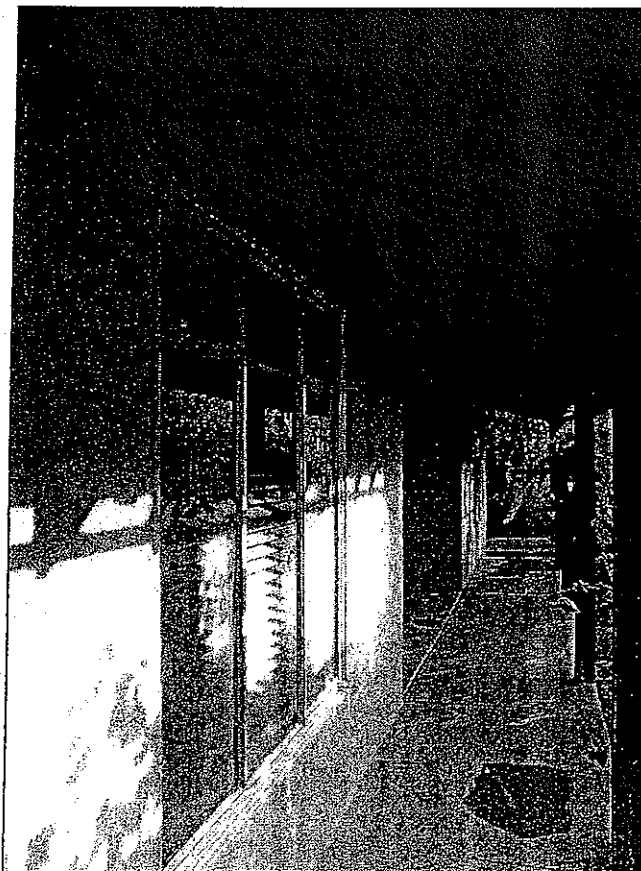
Frey designed "Premiere Apartment" building – Interior court area, looking north



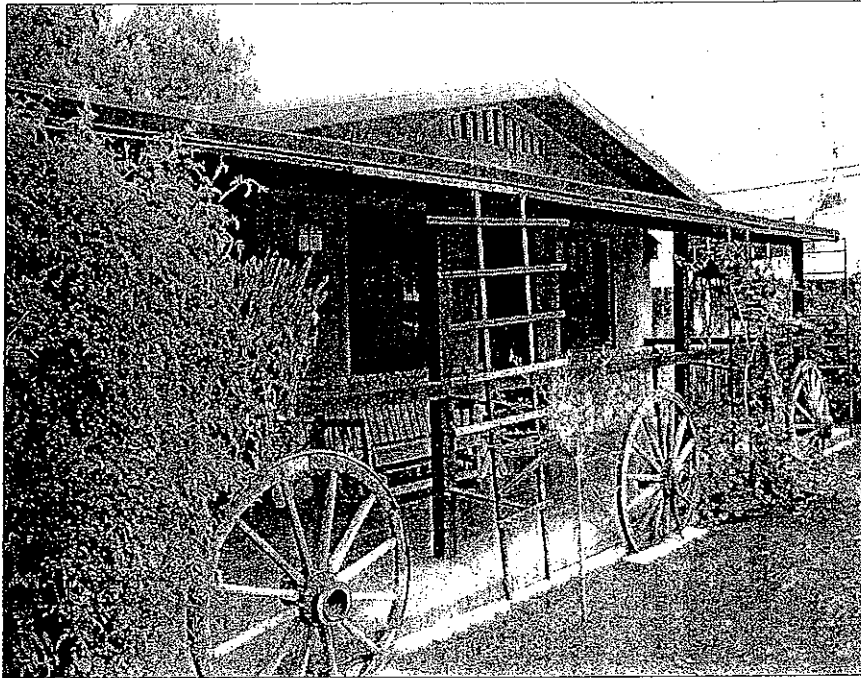
Frey designed "Premiere Apartment" building – South end of interior court area, looking northeast



Multi-story Apartment Complex – Primary (south) elevation, looking northeast



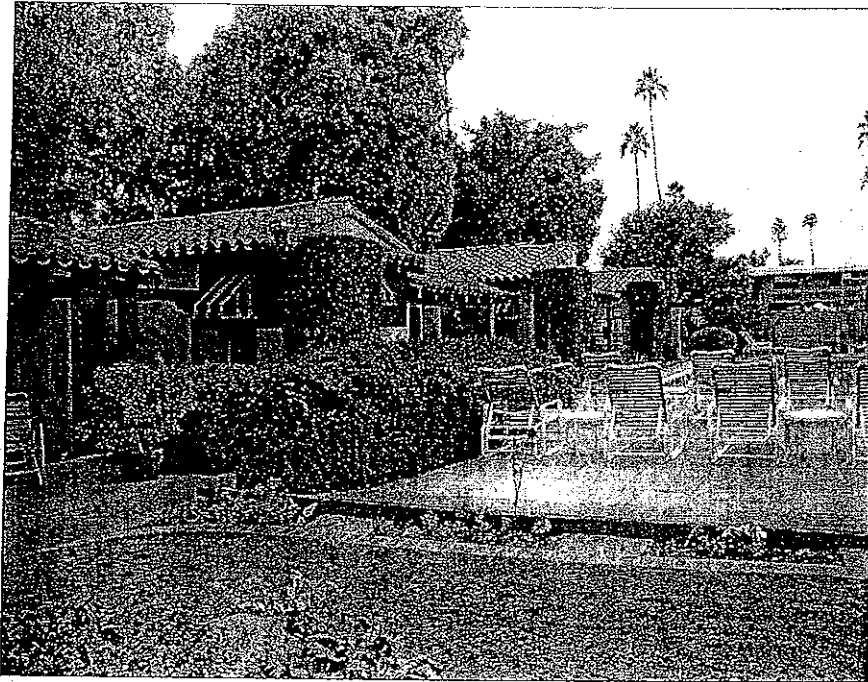
Duplex – Front (west elevation), looking south



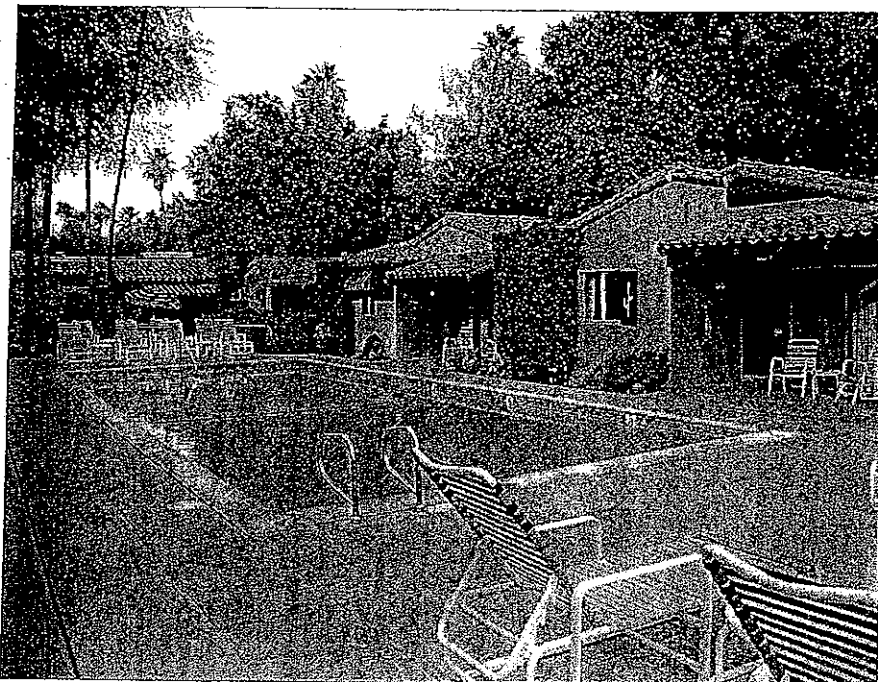
Bungalow Residence – Front (west elevation) of the house, looking southeast



Bungalow Residence – Rear (east) elevation, looking southwest



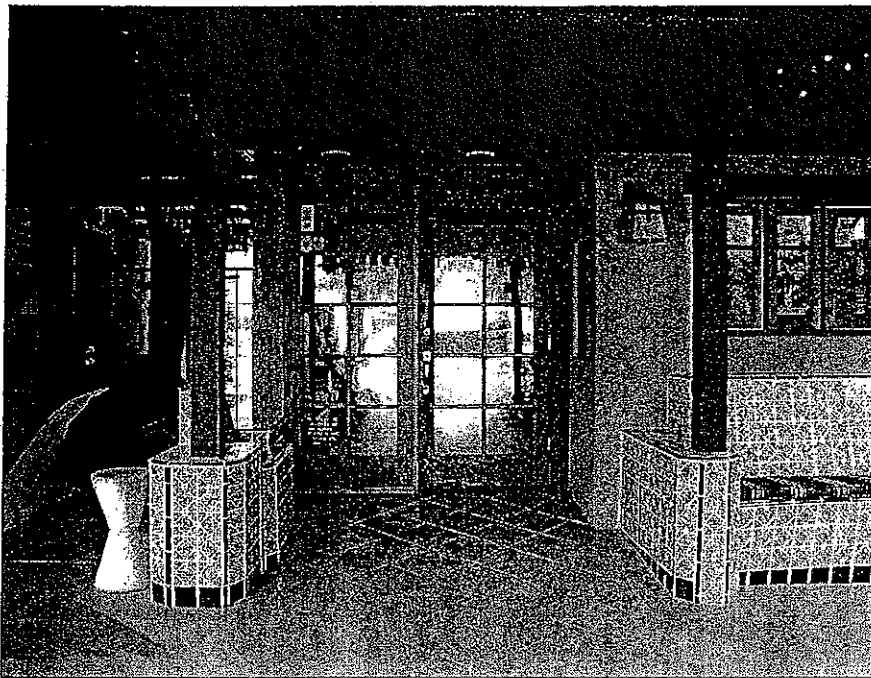
Court Motel – Courtyard area with Baristo Road in the background, looking southeast



Court Motel – Courtyard area, looking northwest

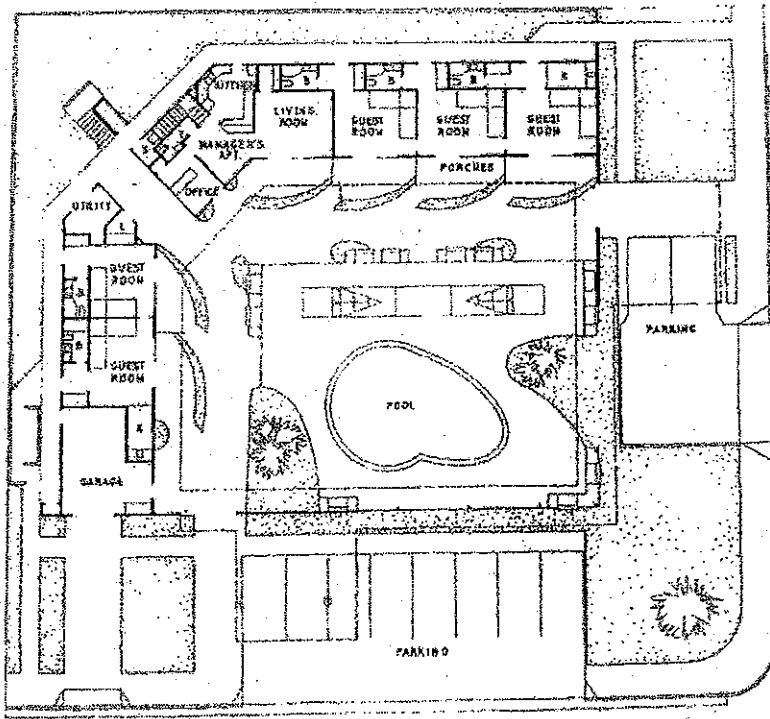
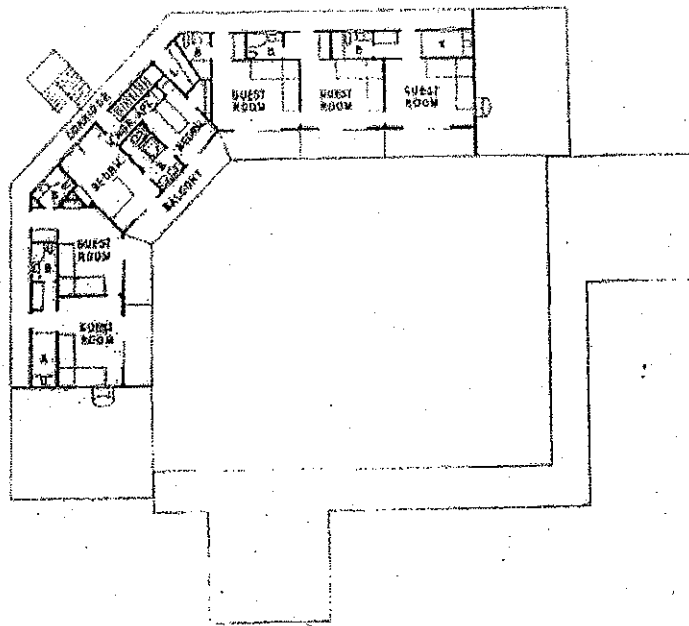


Orchid Tree Inn Property – Context view from Baristo Road, looking southwest

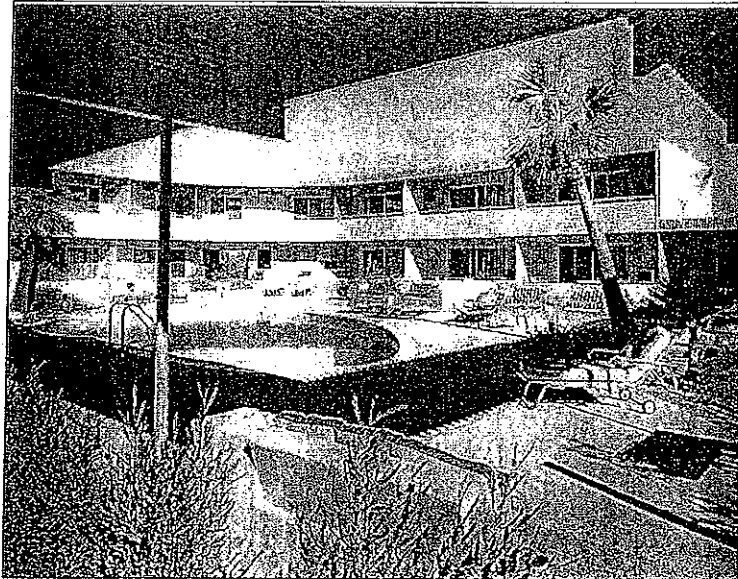


Orchid Tree Inn Property – Main entrance, looking west

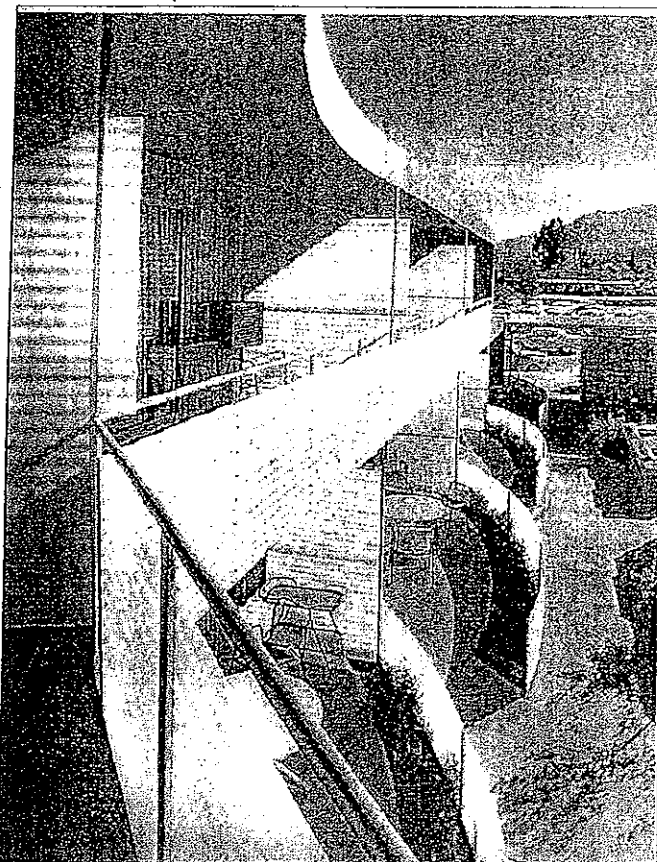
Current Photographs



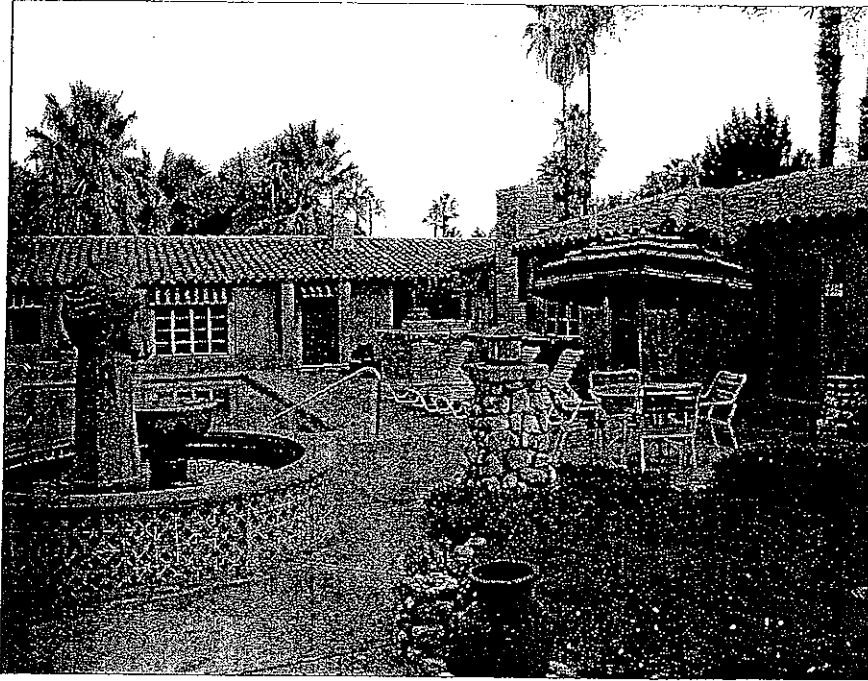
Frey's "Premiere Apartments - Original Plan, 1957



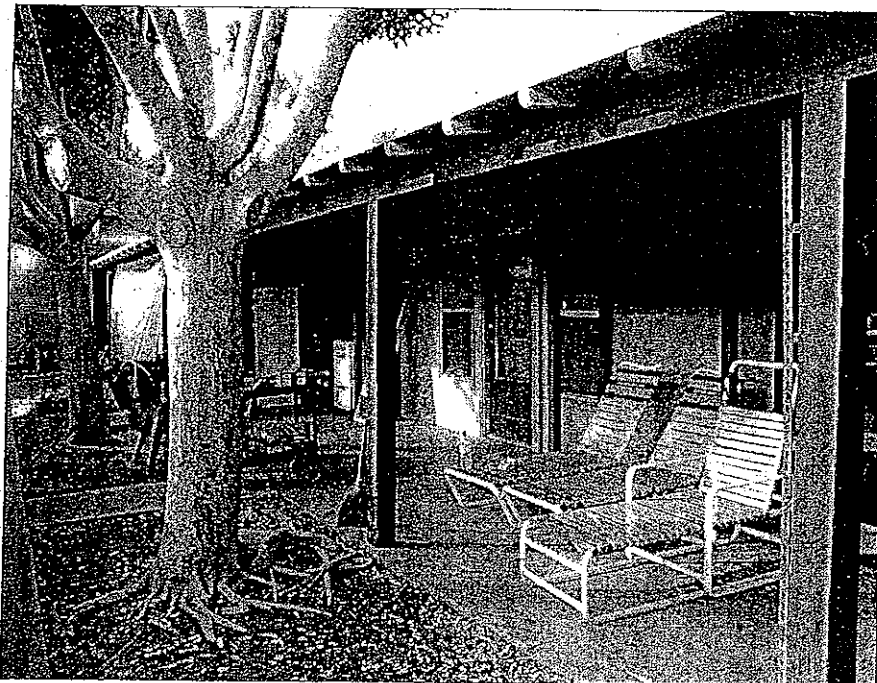
Premiere Apartments – courtyard area and west elevation (original location), looking northeast



Frey's Premiere Apartments – Balconies and ground floor deck areas (original location), looking south

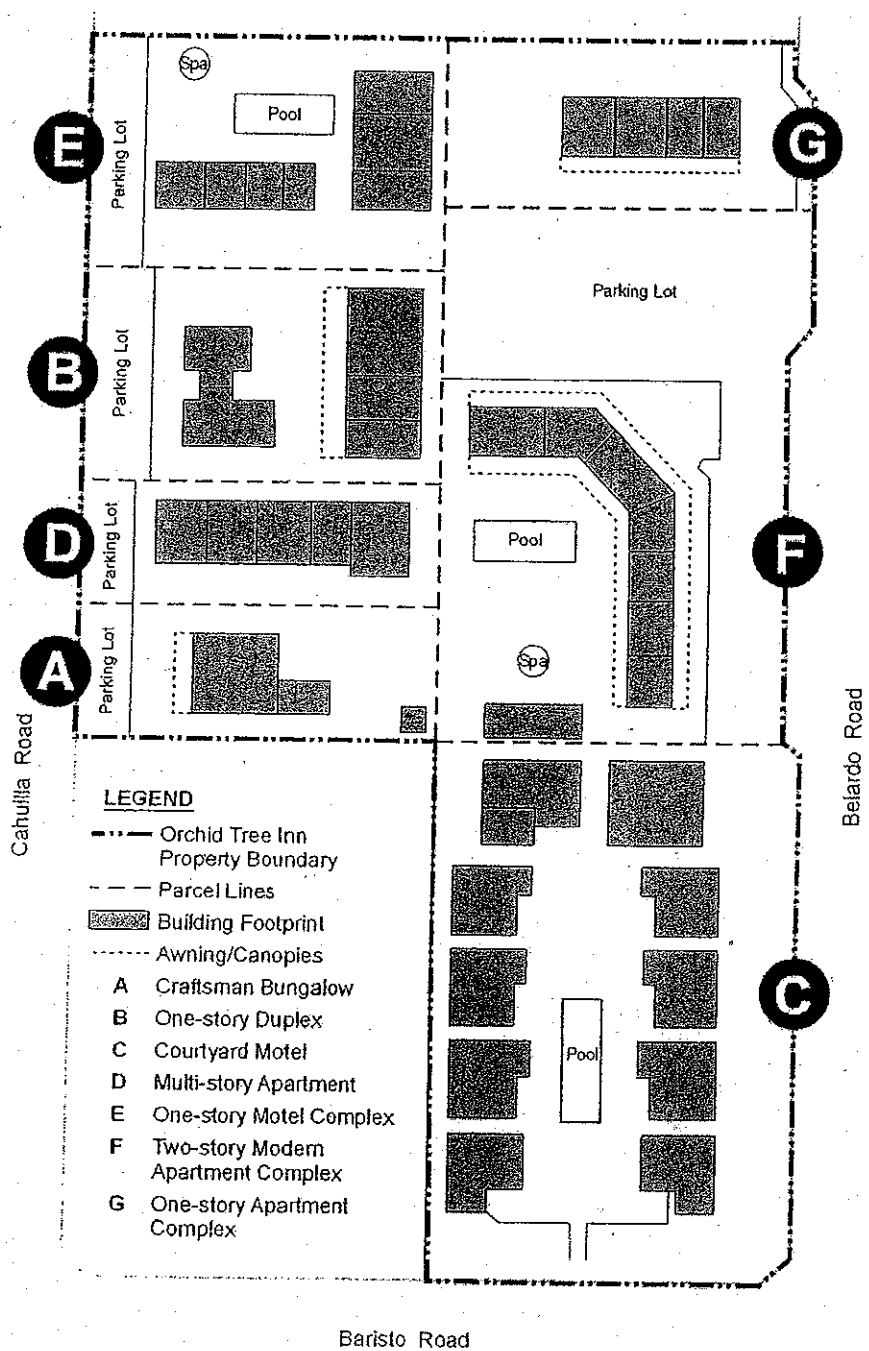


One-story Motel Complex – Interior courtyard area, looking east



One-story, Four-unit Apartment – Front (south) of complex, looking northwest

DPR 523 Forms



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 6 of 17

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

P1. Other Identifier: *Orchid Tree Inn - 226 West Baristo Road*

P2. Location: Not for Publication Unrestricted a. County *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____

c. Address: *261 South Belardo* City *Palm Springs* Zip *92262*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Map ID#C

Parcel No. *513-152-014*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Evoking an earlier era, this is a one-story motel in the form of a Spanish Colonial Revival tourist court. U-shaped in plan, the court consists (originally) of ten individual L-shaped dwellings arrayed around a central landscaped courtyard. Red clay tiles cover the multi-gabled roofs and stucco sheathes the exteriors of each building. The entries, which are either wood doors or glass sliders, along the front of each unit vary in location, but all are protected by extended porch roofs within small recessed verandas. Fenestration includes large fixed paned glass windows, double hung sash, and casements. Gable peaks are punctuated by canal (circular drainage holes). The landscaped courtyard area includes concrete walkways, manicured shrubs and hedges, towering palm trees, a rectangular shaped swimming pool, and orchid trees. In reviewing historic photographs and city directory information, the courtyard was original grass with a circular shaped fountain in the center. A swimming pool replaced much of the grassy area and fountain in the early 1950s. The Orchid Tree Inn is somewhat intact and still reflects its original design intent, that of a courtyard motel.

P3b. Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

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

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



P5b. Description of Photo: (View, date, accession #)
Motel Courtyard (View toward northeast). Photo No: 1-32, 4/1/2005

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
County Assessor Records; Building Permits

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
*Jan Ostashay,
PCR Services Corporation,
One Venture, Ste. 150,
Irvine, CA 92618*

P9. Date Recorded: *4/18/2005*

P10. Survey Type: (Describe)
Intensive-level

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

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

Historic Resources Assessment Report : 261 South Belardo Road, (April 2005), PCR Services Corp.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 17

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

B1. Historic Name: *The Sakarah*

B2. Common Name: *Orchid Tree Inn*

B3. Original Use: *Motel*

B4. Present Use: *Motel*

B5. Architectural Style: *Spanish Colonial Revival*

B6. Construction History: (Construction date, alterations, and date of alterations)

Built c. 1934; Original address 226 West Baristo Road

B7. Moved? No Yes Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Herbert Foster*

B10. Significance: Theme: *Tourism*

Area: *Downtown Palm Springs*

Period of Significance: *c. 1934*

Property Type: *Bungalow Courtyard*

Applicable Criteria: *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The U-shaped grouping of one-story bungalows originally known to as the "Sakarah" and now called the Orchid Tree Inn appears locally significant under the City of Palm Springs' significance criteria as a relatively intact early example of a disappearing building type that is important to the history of the City of Palm Springs. Because of the modifications made to the exterior (and interior) of the buildings over the years, the property does not retain a sufficient level of integrity to be eligible for listing in the National Register or California Register. However, it does appear eligible for local listing under the City's Historic Preservation Ordinance criteria because it embodies the distinctive characteristics of a significant building type related to the local tourist industry.

(see Continuation Sheet 8 of 17)

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

B12. References:

See Continuation Sheet 17 of 17.

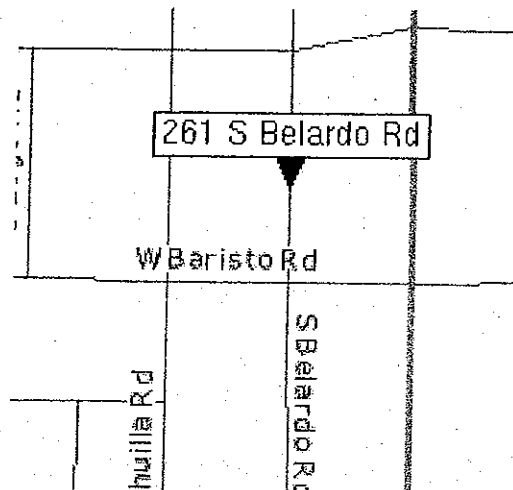
B13. Remarks:

B14. Evaluator: *Jan Ostashay*

Date of Evaluation: *4/18/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 8 of 17 Resource Name or #: (Assigned by recorder) Orchid Tree Inn
Recorded by: Jan Ostashay Date 4/18/2005 Continuation Update

P3. Description

However, the complex has undergone a number of significant modifications over the years, including the removal of the original stucco clad chimneys with decorative chimney pots on all of the units, the replacement of many of the wood-framed windows with aluminum framed sliders or fixed-paned, the replacement of solid wood entry doors with hollow core wood doors or aluminum sliders, and the stuccoing and/or removal of porch roof timber posts, red brick piers, and other decorative red brick elements.

B.10 Significance

The Orchid Tree Inn is a local example of a tourist court property, a form of roadside tourist accommodation that became popular in the late 1920s and 1930s, and whose development paralleled the growth of automobile touring in the region and elsewhere. In southern California, the evolution of tourist camps piggyback on the concept of residential bungalow courts which had first emerged as a housing type in the 1910s. The Orchid Tree Inn possesses integrity of location, setting, design, materials, feeling, and association. It appears to be one of the earliest examples of its property type and period known to be extant in the City of Palm Springs.

Under the City's criteria of significance the Orchid Tree Inn also appears to satisfy two additional criteria. Due to its age, design, architectural style, and function the courtyard complex reflects a particular period of the community's local history, early tourism. And though many of the individual units have been modified the complex still represents a significant and distinguishable entity whose components may lack individual distinction. As a grouping the units are united historically and aesthetically by plan and physical development. Hence, the Orchid Tree Inn's eligibility under this local criterion. In conclusion, the grouping of bungalows that comprise the original Orchid Tree Inn courtyard motel appears eligible for City of Palm Springs designation as a Class 2 Historic Site.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 9 of 17

Resource Name or #: (Assigned by recorder) Orchid Tree Inn

P1. Other Identifier: 262 South Cahuilla Road

P2. Location: Not for Publication Unrestricted a. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____

c. Address: 261 South Belardo City Palm Springs Zip 92262

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Map ID# A

Parcel No. 513-152-018

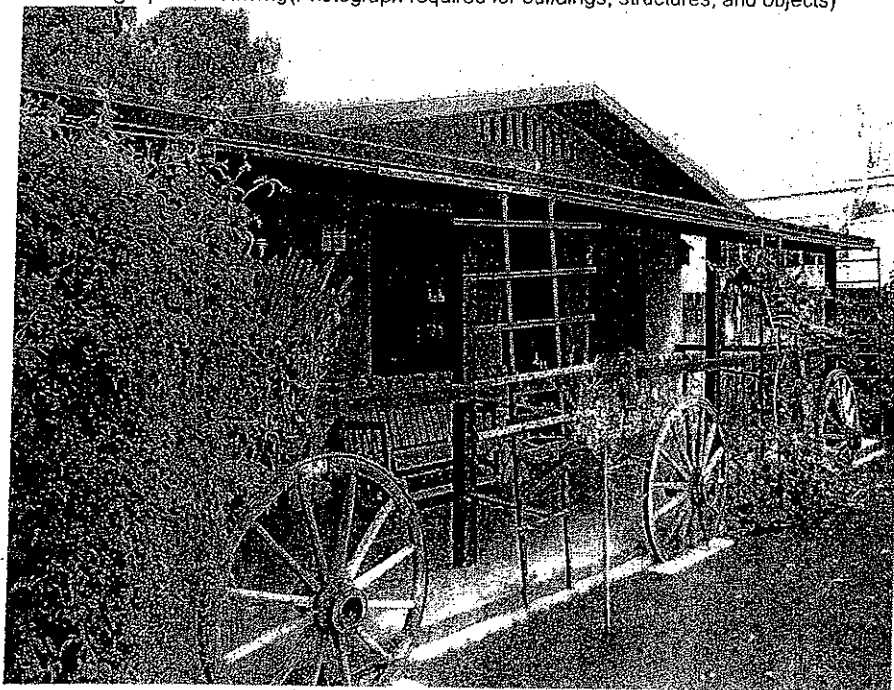
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Setback from the Cahuilla Road, this one-story, single-family bungalow is of wood-frame construction and is clad in non-original stucco. A complex gable roof with overhanging eaves and exposed rafter tails caps the dwelling. An open porch area sheltered by a shed roof is supported by square wood posts. Within the porch area is a centrally located entry door that is flanked by two wood-framed, multi-pane casements windows. A recently added river rock skirt wraps around most of the exterior base of the house. A massive river rock chimney (original) of note is located along the building's south elevation. An enclosed porch screen sitting area is located at the northwest end of the bungalow, though originally it extended along the entire north elevation. A wood-slatted attic vent punctuates the front (west) gable end. An enclosed porch screen area was also located at the rear of the building; however, at some unspecified date it was permanently enclosed as part of the house. At the rear of the Craftsman bungalow is a small vernacular dwelling that has been severely altered over the years. Crowned by a low-pitched gable roof, the minute single-family cottage is square in plan, sheathed in stucco, and punctuated by a single tripartite window along its front (west) elevation. Both buildings have been converted into the motel units as part of the Orchid Tree Inn property.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property HP5 - Hotel/Motel

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

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



P5b. Description of Photo: (View, date, accession #)
Craftsman Bungalow (View toward southeast).
Photo No: 1-12, 4/1/2005

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

County Assessor Records; Building Permits

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay, Director of Historic Resources,
PCR Services Corporation,
One Venture, Ste. 150,
Irvine, CA 92618

P9. Date Recorded: 4/18/2005

P10. Survey Type: (Describe)
Intensive-level

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

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

P1. Other Identifier: *254 South Cahuilla Road*

P2. Location: Not for Publication Unrestricted a. County *Riverside*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____

c. Address: *261 South Belardo* City *Palm Springs* Zip *92262*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Map ID# *D*

Parcel No. *513-152-018*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Positioned perpendicular to Cahuilla Road, this multi-story apartment complex is this situated between the Craftsman residence to the south and the small duplex to the north. Its primary (front) elevation faces south and is defined by four bays containing metal-framed fenestration and plain panel entry doors into each of the units. Originally designed in a vernacular International style, the building now appears to exhibit Spanish Colonial elements in its architectural treatment. Smooth stucco covers the residence, which originally consisted of three one-story units and a single two-story unit at the rear. Since its acquisition as part of the Orchid Tree the complex has been modified to include an additional unit and non-compatible architectural detailing has been added to its exterior surfaces. The back (north elevation) of the building contains service door entries, utility closets, and a number of metal framed windows.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP5 - Hotel/Motel*

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

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



P5b. Description of Photo: (View, date, accession #)
1948 Apartment Complex (View toward northeast)
Photo No: *1-14, 4/1/2005*

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

County Assessor Records; Building Permits

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
*Jan Ostashay, Director of Historic Resources,
PCR Services Corporation,
One Venture, Ste. 150,
Irvine, CA 92262*

P9. Date Recorded: *4/18/2005*

P10. Survey Type: (Describe)
Intensive-level

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

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

Historic Resources Assessment Report : 261 South Belardo Road, (April 2005), PCR Services Corp.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6L

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 11 of 17

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

P1. Other Identifier: *244-248 South Cahuilla Road*

P2. Location: Not for Publication Unrestricted a. County *Riverside*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____

c. Address: *261 South Belardo* City *Palm Springs* Zip *92262*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Map ID# *B*

Parcel No. *513-152-018*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Also situated along Cahuilla Road, is this small Spanish Colonial Revival duplex. Symmetrical in design and "H" shaped in plan, his one-story multi-family residence is capped with a flat roof and is sheathed in stucco. Roof elements include a red tile roof parapet with a shed roof center section and no overhanging eaves. The entrances into the two units are recessed within the central portion of the front (west) of the building. Large metal framed windows flank the entrance porch area. Stucco sheathed chimneys are attached to the exterior sides (north and south elevations) of the both units. Alterations to the building include the replacement of wood-framed windows with aluminum sliders or older metal framed fenestration. Both entry doors are have been replaced and small air conditioning units have been installed within the wall surfaces of both units as well. The back side (east elevation) of the duplex has been extensively modified, though it contains two service door openings.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property* *HP5 - Hotel/Motel*

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

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



P5b. Description of Photo: (View, date, accession #)
Duplex (View toward south). Photo No: 1-142, 4/1/2005

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

County Assessor Records; Building Permits

P7. Owner and Address

Private

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

*Jan Ostashay, Director of Historic Resources,
PCR Services Corporation,
One Venture, Ste. 150,
Irvine, CA 92262*

P9. Date Recorded: *4/18/2005*

P10. Survey Type: (Describe)

Intensive-level

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

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

Historic Resources Assessment Report : 261 South Belardo Road, (April 2005), PCR Services Corp.

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

- B1. Historic Name: *244-248 South Cahuilla Road*
- B2. Common Name: *261 South Belardo Road*
- B3. Original Use: *Duplex*
- B4. Present Use: *Motel*
- B5. Architectural Style: *Spanish Colonial Revival*
- B6. Construction History: (Construction date, alterations, and date of alterations)
c.1927

- B7. Moved? No Yes Unknown Date: Original Location:
- B8. Related Features:

- B9a. Architect: *Unknown*
 - b. Builder: *Unknown*
 - B10. Significance: Theme: *Residential Development* Area: *Downtown Palm Springs*
 - Period of Significance: *1927* Property Type: *Duplex* Applicable Criteria: *N/A*
- (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

No permits exist for this dwelling, however, in reviewing Sanborn maps and tax assessor records, as well as assessing its architectural style, workmanship, and materials, it appears that this one-story Spanish Colonial Revival duplex was erected sometime around 1927. Though it is illustrated on the 1929 Sanborn map, the residence first appears in the city directory in 1937-38. Mae H. Abbott is listed in the directory as the property owner, but is indicated as a non-resident (she lived in Claremont) According to directory research, Abbott owned the duplex up through at least 1950, when in 1952 Sarkis Shervanian (also spelled Shirvanian) bought the property and used it as rental property. The building was acquired from Mrs. Virkin Shirvanian in 1965 and incorporated into the Orchid Tree Inn property at that time. In conducting the research for this survey assessment no information was uncovered to indicate that either of these individuals or the tenants that occupied the duplex over the years were of notable prominence within the Palm Springs community to merit them historic personages. Therefore, the one-story, multi-family dwelling does not appear eligible for federal, State, or local listing under criteria associated with persons significant in our past. Under architectural merit, the property does not possess sufficient architectural importance to satisfy the National Register and California Register criteria. However, the small duplex does reflect enough of the typical elements of the Spanish Colonial Revival style to warrant consideration of local designation as a Class 3 Historic Site. The structure is also representative of the early housing stock of Palm Springs.

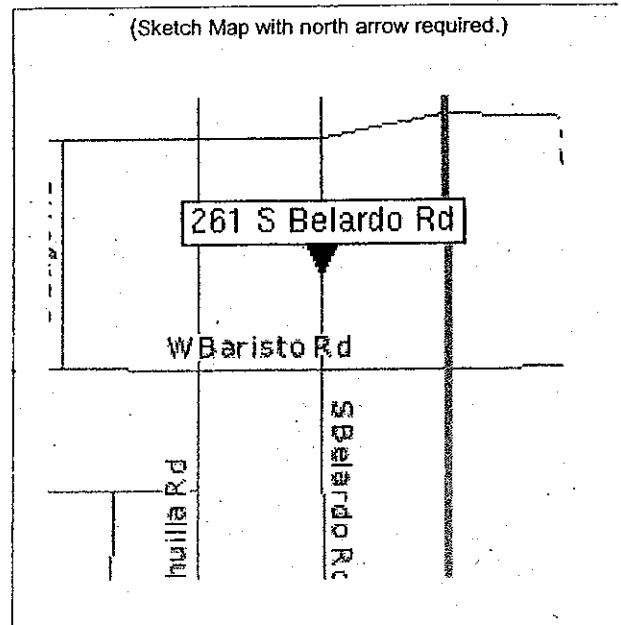
- B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP5 - Hotel/Motel*
- B12. References:

(see Continuation Sheet 17 of 17)

- B13. Remarks:

- B14. Evaluator: *Jan Ostashay, Director of Historic Resources*
- Date of Evaluation: *4/18/2005*

(This space reserved for official comments.)



Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 13 of 17 Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

P1. Other Identifier: *220 South Cahuilla Road*
P2. Location: Not for Publication Unrestricted a. County *Riverside*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____
c. Address: *261 South Belardo* City *Palm Springs* Zip *92262*
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
Map ID # E

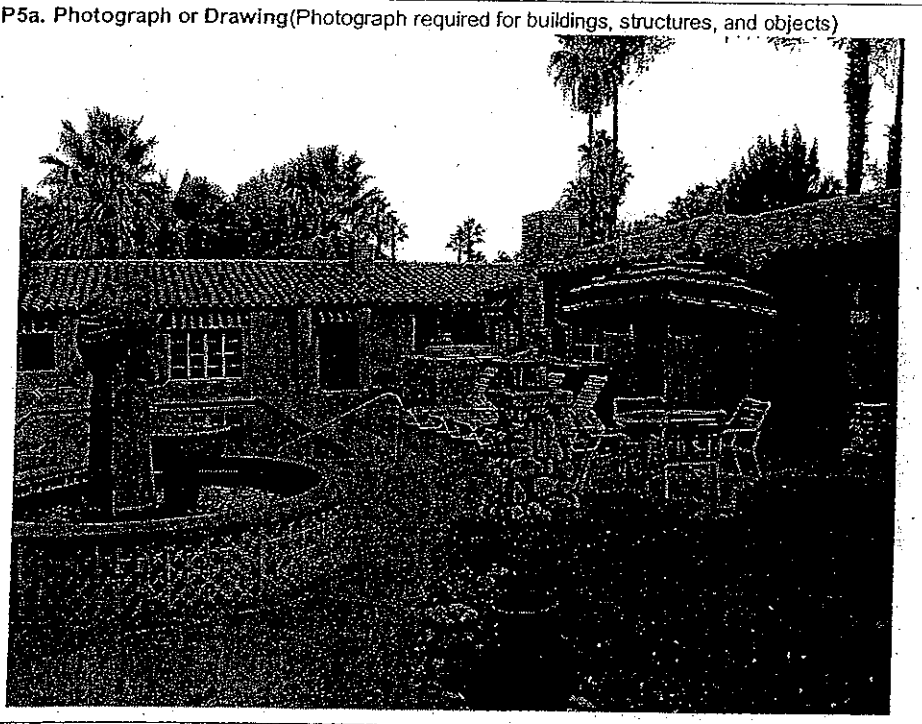
Parcel No. *513-152-020*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story, wood-framed motel complex is situated at the northwest corner of the Orchid Tree Inn property. Configured in a "L" shape plan around an open court area with swimming pool, the low-rise motel is comprised of two detached rectangular shaped buildings. Clad in stucco and punctuated by a variety of window types including metal-framed casements, fixed-pane, and aluminum sliders the complex has been extensively modified since it was acquired as part of the Orchid Tree Inn property. Since the occurrence of these alterations' (dates unknown), the primary elevations of both buildings (north and west) no longer reflect their original design intent or architectural styling. The buildings currently exhibit a mediocre variant of the Spanish Colonial Revival style in their altered state.

P3b. Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*

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



P5b. Description of Photo: (View, date, accession #)
One-story Motel Complex (View toward southeast). Photo No: 1-149, 4/1/2005

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
County Assessor Records; Building Permits

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
*Jan Ostashay, Director of Historic Resources,
PCR Services Corporation,
One Venture, Ste. 150,
Palm Springs, CA 92262*

P9. Date Recorded: *4/18/2005*

P10. Survey Type: (Describe)
Intensive-level

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S3

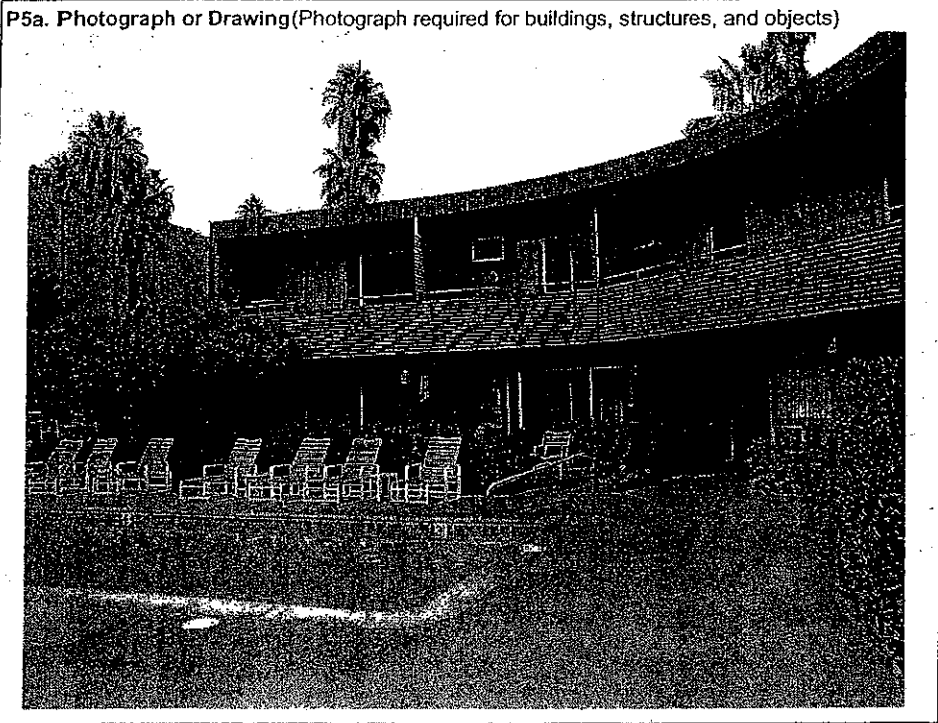
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 14 of 17 Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

P1. Other Identifier: *292 South Belardo Road*
P2. Location: Not for Publication Unrestricted a. County *Riverside*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____
c. Address: *261 South Belardo* City *Palm Springs* Zip *92262*
d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
Map ID# *F* Parcel No. *513-152-019*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This two-story mid century modern motel apartment building was original located across the street at the northeast corner of Baristo and Belardo roads. Called the "Premiere Apartments" it was designed to take advantage of the mountain views to the west and the arid landscape, the building was located to the Orchid Tree Inn property in 1972. Upon its relocation, the building retained its original orientation and use. However, some of the unusual, Frey inspired architectural features such as the low curved fiberglass panels initially enclosing each of the ground floor unit's private decks were removed and never reinstalled. The multi-family dwelling utilized concrete, block, corrugated and rigidized metal, and plywood wood in its design and construction. The exterior is sheathed in corrugated metal, the recessed exterior walls in grooved plywood. Vertical dividers separate each of the balconies and outdoor porch areas. Many of the architectural elements incorporated into the building's design were derived from the architect's (Albert Frey) own residence called "Frey House 1," including the large round windows at either end of the second floor wings. The back (east) of the apartment complex, which faces onto Baristo Road, includes covered walkways, a staircase, entrances into the individual units, and minimal fenestration.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP5 - Hotel/Motel*
P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
Two-Story Modern Apartment Complex by Albert Frey (View toward north). Photo No: 1-59,

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
County Assessor Records; Building Permits; Original Plans

P7. Owner and Address
Private

P8. Recorded by: (Name, affiliation, and address)
Jan Ostashay, Director of Historic Resources, PCR Services Corporation, One Venture, Ste. 150, Irvine, CA 92262

P9. Date Recorded: *4/18/2005*

P10. Survey Type: (Describe)
Intensive-level

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

P11. Report Citation: (Cite survey report and other sources, or enter "none")
Historic Resources Assessment Report : 261 South Belardo Road, (April 2005), PCR Services Corp.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 15 of 17

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

B1. Historic Name: *The Premiere Apartments*

B2. Common Name: *Orchid Tree Inn*

B3. Original Use: *Motel Apartments*

B4. Present Use: *Motel*

B5. Architectural Style: *Mid-Century Modern*

B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1957-58

B7. Moved? No Yes Unknown Date: *1972*

Original Location: *292 S. Belardo Road*

B8. Related Features:

B9a. Architect: *Albert Frey*

b. Builder: *Unknown*

B10. Significance: Theme: *Residential Architecture*

Area: *Downtown Palm Springs*

Period of Significance: *1958*

Property Type: *Apartment*

Applicable Criteria: *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

This two-story mid century modern motel apartment building was original located across the street at the northeast corner of Baristo and Belardo roads. Called the "Premiere Apartments" it was designed to take advantage of the mountain views to the west and the arid landscape, the building was located to the Orchid Tree Inn property in 1972. Upon its relocation, the building retained its original orientation and use. However, some of the unusual, Frey inspired architectural features such as the low curved fiberglass panels initially enclosing each of the ground floor unit's private decks were removed and never reinstalled. The multi-family dwelling utilized concrete block, corrugated and rigidized metal, and plywood wood in its design and construction. The exterior is sheathed in corrugated metal, the recessed exterior walls in grooved plywood. Vertical dividers separate each of the balconies and outdoor porch areas. Many of the architectural elements incorporated into the building's design were derived from the architect's (Albert Frey) own residence called "Frey House 1," including the large round windows at either end of the second floor wings. The back (east) of the apartment complex, which faces onto Baristo Road, includes covered walkways, an open staircase, entrances into the individual units, and minimal fenestration. The Albert Frey designed building originally called the "Premiere Apartments" appears ineligible for National Register listing due to its compromised integrity necessary for this level of designation and relocation from its original location. However, the building retains sufficient integrity for California Register listing and for local City of Palm Springs designation as a Class 1 Historic Site due to its association with a highly recognized and prominent local architect of Modern architecture, Albert Frey. The building expresses key signature aspects or features of Frey's craft, including its Modern design and the large, round windows at either end of the second floor wings. It also reflects an experimental period in his architectural career whereby he adapted his design and use of materials for functional purposes.

B11. Additional Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property HP5 - Hotel/Motel*

B12. References:

(see Continuation Sheet 17 of 17)

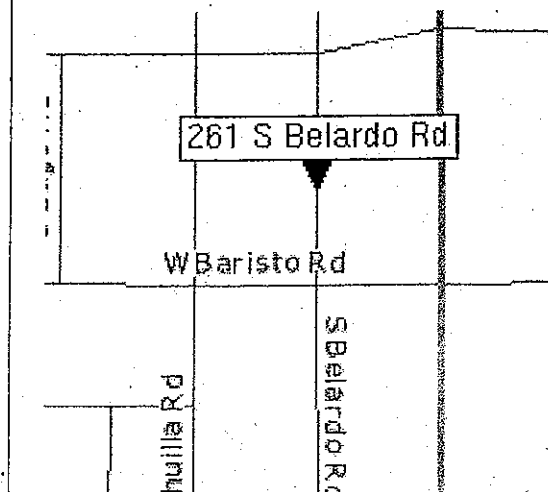
B13. Remarks:

B14. Evaluator: *Jan Ostashay, Director of Historic Resources*

Date of Evaluation: *4/18/2005*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 16 of 17

Resource Name or #: (Assigned by recorder) *Orchid Tree Inn*

P1. Other Identifier: *231 South Belardo Road*

P2. Location: Not for Publication Unrestricted a. County *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____

c. Address: *262 South Belardo* City *Palm Springs* Zip *92262*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Map ID# *G*

Parcel No. *513-152-019*

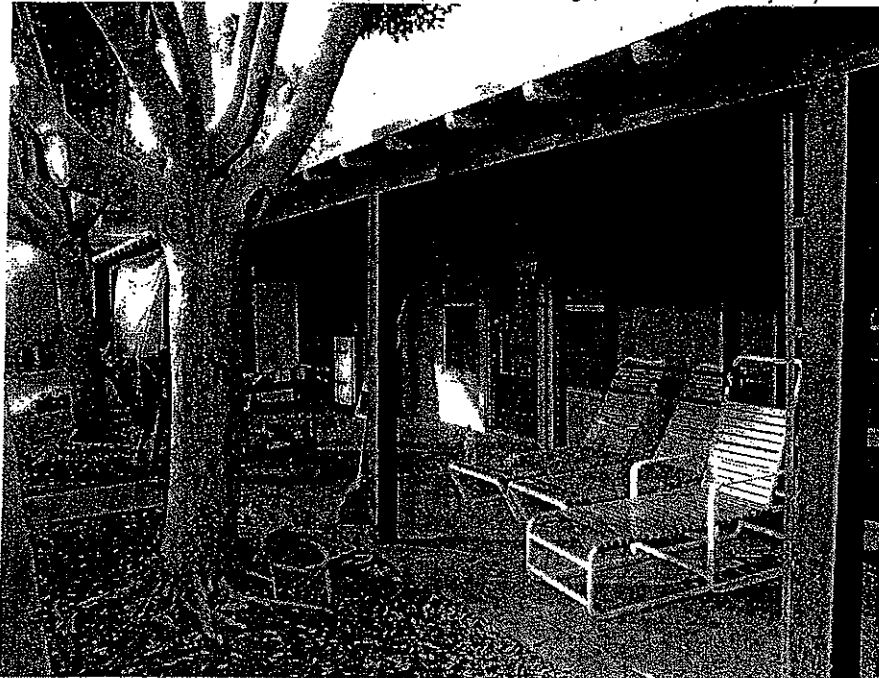
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story, four-unit apartment is located at the far northeast corner of the Orchid Tree Inn property. Of wood-frame construction, this multi-family residence is covered by a flat roof with an extended shed roof canopy over the open concrete floor porch area along its primary (south) elevation. Sheathed in stucco, the modern style dwelling reflects very little architectural detailing or styling. Four bays, each of which is punctuated by double-hung, metal-framed windows adjacent a panel and glaze entry door further define the front of the complex.

P3b. Resource Attributes: (List attributes and codes) *HP3 - Multiple Family Property* *HP5 - Hotel/Motel*

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

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



P5b. Description of Photo: (View, date, accession #)
*One-story Apartment Unit (View toward north).
Photo No: 1-26, 4/1/2005*

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

County Assessor Records: *Building Permits; other*

P7. Owner and Address

Private

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

*Jan Ostashay, Director of Historic Resources,
PCR Services Corporation,
One Venture, Ste. 150,
Irvine, CA 92618*

P9. Date Recorded: *4/18/2005*

P10. Survey Type: (Describe)

Intensive-level

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

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

Historic Resources Assessment Report : 261 South Belardo Road, (April 2005), PCR Services Corp.

CONTINUATION SHEET

Page 17 of 17 Resource Name or #: (Assigned by recorder) Orchid Tree Inn
Recorded by: Jan Ostashay, Director of Historic Resources Date 4/18/2005 Continuation Update

D7. References

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- www.palmspringsusa.com. "The Desert Story."
- www.psview.com. "City History."

13

Ser. No. 33-2262-19

HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A _____ B _____
C 11/541920/3742020 D _____

HISTORIC RESOURCES INVENTORY

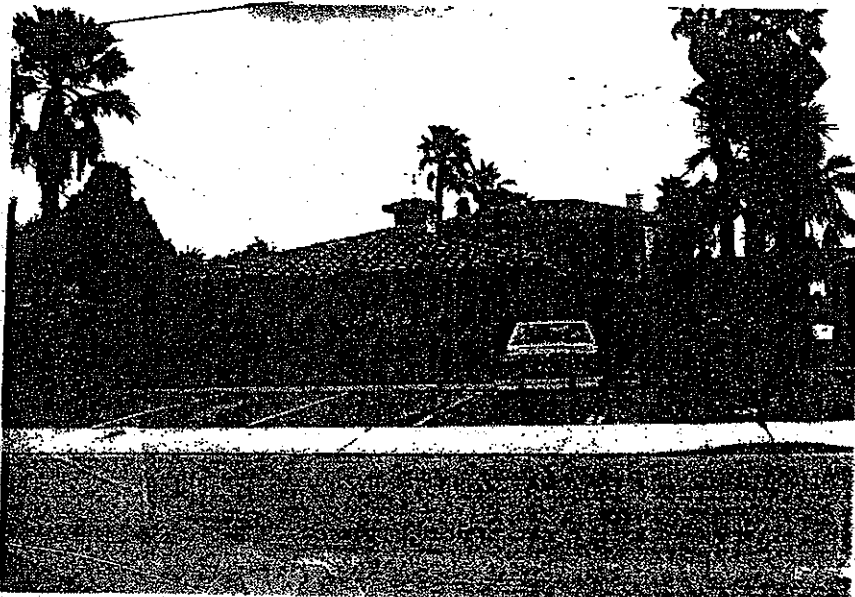
IDENTIFICATION

- 1. Common name: Orchid Tree Hotel
- 2. Historic name: Orchid Tree Hotel
- 3. Street or rural address: 261 South Belardo Road
City Palm Springs Zip 92262 County Riverside
- 4. Parcel number: 513-152-014-2
- 5. Present Owner: Edna M. and Sherman L. Christensen Address: P.O. Box 6386
City Glendale Zip 91205 Ownership is: Public _____ Private X
- 6. Present Use: Hotel Original use: Hotel

DESCRIPTION

- 7a. Architectural style: Mediterranean/Spanish Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This bungalow hotel is characteristic of Mediterranean style. Its stucco bungalows have red tile gabled roofs.



- 8. Construction date: 1934
Estimated X Factual _____
- 9. Architect Chrs. Bosch
unknown
- 10. Builder unknown
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
March 15, 1982
15-118-22-22

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: unaltered
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other:
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other:
17. Is the structure: On its original site? Moved? Unknown?
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1934, this was one of the early bungalow hotels in downtown Palm Springs. Orchid trees and formerly orchid paint gave the establishment its name of "Orchid Tree".

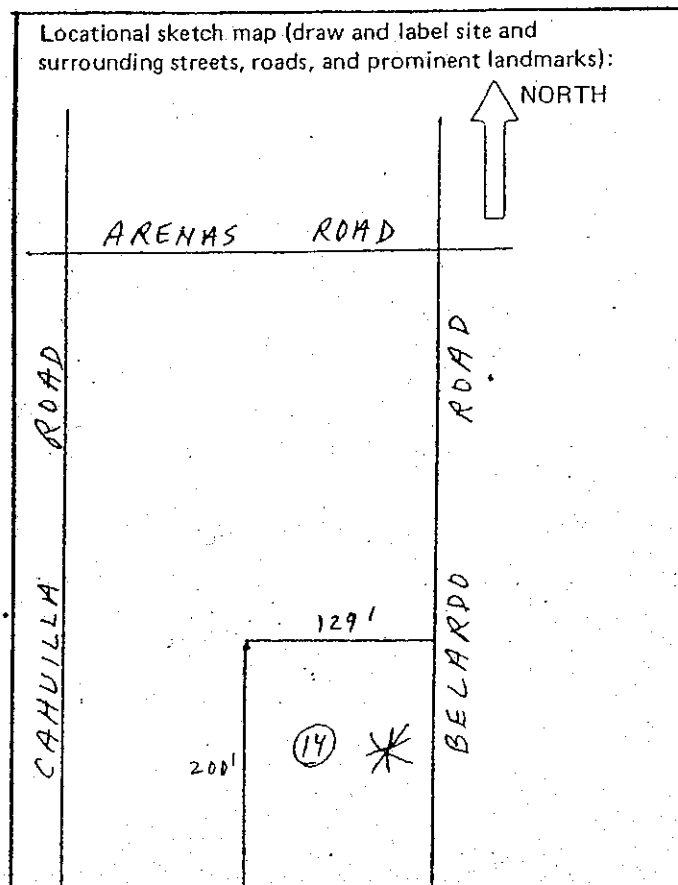
1932

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure 2
Economic/Industrial Exploration/Settlement
Government Military
Religion Social/Education

21. Sources (List books, documents, surveys, personal interviews and their dates).

County records

22. Date form prepared August 29, 1983
By (name) Hough and Henderson
Organization Riv. Co. Historical Comm.
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: (714) 787-2551



Primary #
HRI #
Triennial
NRHP Status Code

PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

Resource Name or #: (Assigned by recorder) Orchid Tree Hotel

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Palm Springs Date 1996 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 261 South Belardo Road City Palm Springs Zip 92262

d. UTM: (Give more than one for large and/or linear resources) Zone 11; mE/ mN

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

Parcel No. 513 152 014, 513 152 019

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

The group of bungalows and a larger two-story structure at 261 South Belardo form a complex known as the Orchid Tree Hotel, one of the earliest bungalow hotels in downtown Palm Springs. Originally constructed in 1934, later units were added over time. The most significant addition is a two-story structure designed by architect Albert Frey in 1957. The hotel is comprised of individual Spanish-style bungalow units that surround two landscaped courtyards with pools and wind around a series of shaded pathways. These modest units are generally L-shaped in plan with a small cut-away veranda and a gabled roof covered with arched red clay tiles; exterior walls are finished in stucco; canales pierce gable walls, a feature typical of Spanish design; windows are single-lite steel casements shaded by a small green and orange awning; each unit is accessed via a wood door or glass sliders. In contrast to the Spanish-style bungalows, the two-story Frey addition is Modern in design; however, Frey's juxtaposition of themes remains successful and the newer building blends well with the old. The structure is rectangular and boxy yet wraps around a corner in a smooth curve. First and second story rooms have private patios or balconies; corrugated metal panels serve as partitions between rooms on the second floor, creating a sense of privacy. The façade is sheathed in corrugated metal; the sides of the building are covered by metal panels with a punched woven pattern. The most distinctive feature, characteristic of Frey's work, are a pair of round windows that pierce the second story of each end of the building; the windows are shaded by round sheet metal awnings cut at an angle. The Orchid Tree Hotel is set amid mature and lush landscaping.

b. Resource Attributes: HP5 - Hotel/Motel

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

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



P5b. Description of Photo:

(View, date, accession #)

View North
August 2003

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1934

P7. Owner and Address:

Karen K Prince-Weithorn
261 South Belardo Rd
Palm Springs, CA 92262

P8. Recorded by:

Petrin/Tinsley/Watson
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

P9. Date Recorded: August 2003

P10. Survey Type (Describe)

Reconnaissance Survey

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

Architectural Resources Group, *City of Palm Springs Historic Resources Survey*, 2003.

Attachments:

- None
- Continuation Sheet
- District Record
- Rock Art Record
- Location Map
- Building, Structure, and Object Record
- Linear Feature Record
- Artifact Record
- Sketch Map
- Archaeological Record
- Milling Station Record
- Photograph Record
- Other (List)