

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 APARTMENT 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 an historic site; 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 notes 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 Baristo 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 at either end of the second floor wings.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

***Class 1 Designation: The Orchid Tree Inn Bungalow Court Motel***

Section 1: *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 20<sup>th</sup> 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.

Section 2: *The Orchid Tree Inn Bungalow Motel 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: Craftsman Bungalow Cottage**

Section 1: *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 20<sup>th</sup> century village of Palm Springs was a good example of an earlier period.

Section 2: *The Craftsman Bungalow Cottage 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: Frey Apartment Building**

Section 1: *The Frey Apartment Building 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 at either end of the second floor wings.

Section 2: *The Frey Apartment Building 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 this 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 The Bungalow Court Motel at 226 W. Baristo Road Class 1; The Craftsman Bungalow at 262 S. Cahuilla Road as Class 2; The Frey Apartment Building at 292 S. Belardo as Class 2, all in Palm Springs, California subject to the following conditions;

1. The property owner shall permit the City to demark the complex as a historic site with a marker of the City's choosing. The historic marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the historic marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. 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.

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

ADOPTED this 12th day of January, 2010.

AYES:  
NAYS:  
ABSENT:  
ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Glenn Mlaker  
Assistant Planner

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Craig Ewing, AICP  
Director of Planning Services



Office Use Only

Date:	8/26/09
Case No.	
HSPB No.	4503-72
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
<input type="checkbox"/>	<input type="checkbox"/>	Sites
<u>1</u>	<input type="checkbox"/>	Structures (rock archway)
<input type="checkbox"/>	<input type="checkbox"/>	Objects
<u>6</u>	<input type="checkbox"/>	<b>TOTAL</b>

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 Orchard 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*

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**7. Integrity Analysis**

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*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.

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**8. Bibliography**

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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.

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**9. Geographical Data**

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Acreage 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

*Common front title company - see p. 26 in Assessment*

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

**10. Form Prepared By**

Name/title: Sheryl Hauhin, 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@Hauhin.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 Springs 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.

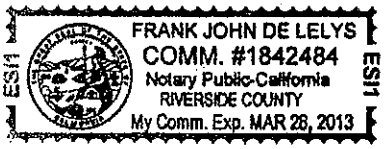
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

FRANK J. DE LELYS, NOTARY PUBLIC  
Frank J. De Lelys

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.



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.

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)

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.

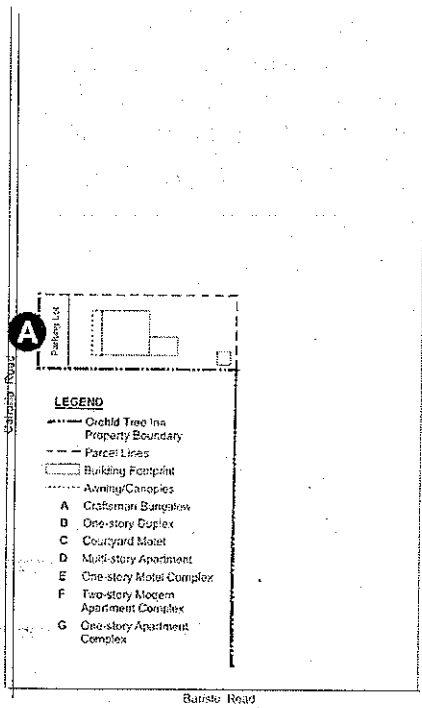
Although the Orchid Tree was accumulated for use as a tourist hotel, the original uses for the seven buildings was moderate permanent or transient housing either with owner-occupied or non-owner occupied management.

The Craftsman recently destroyed by fire was an early live-work unit in Palm Springs. Palms 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*.

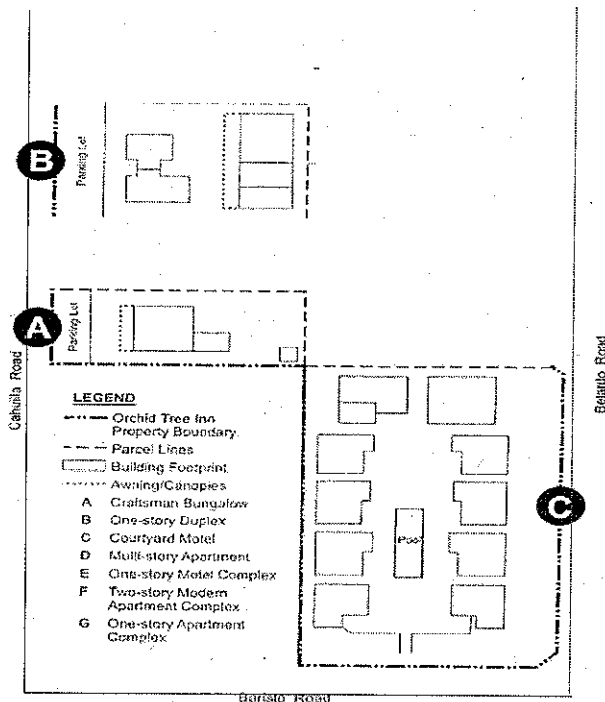
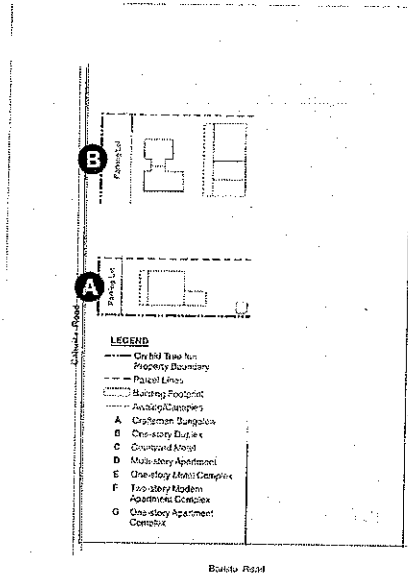
The individual bungalows at 226 West Baristo create one of the most architecturally important samples of the tourist court left in Palm Springs and may be the only representative sample of this type of bungalow left in Palm Springs. The bungalows provided transient housing for tourists to the sunny,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



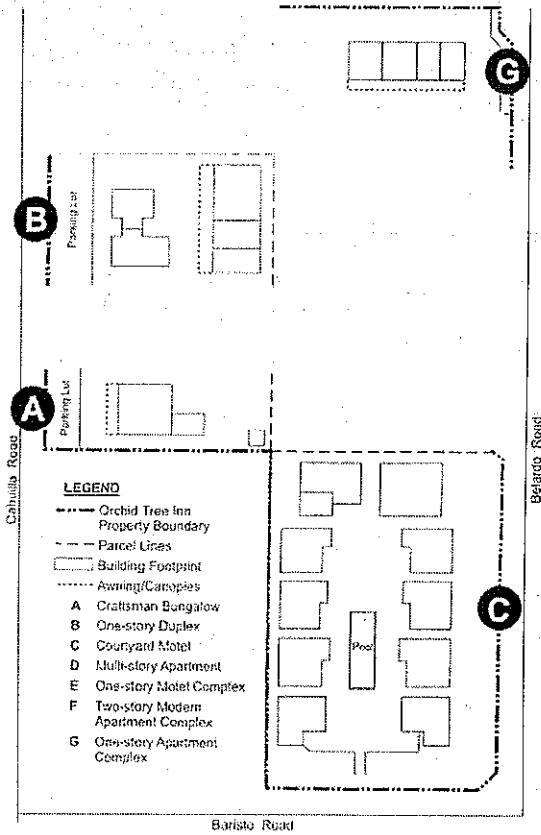
In 1927, the one-story duplex was added at 244-248 Cahuilla, one lot apart from Genevieve Manley's Craftsman, a live-work single family. Label B.



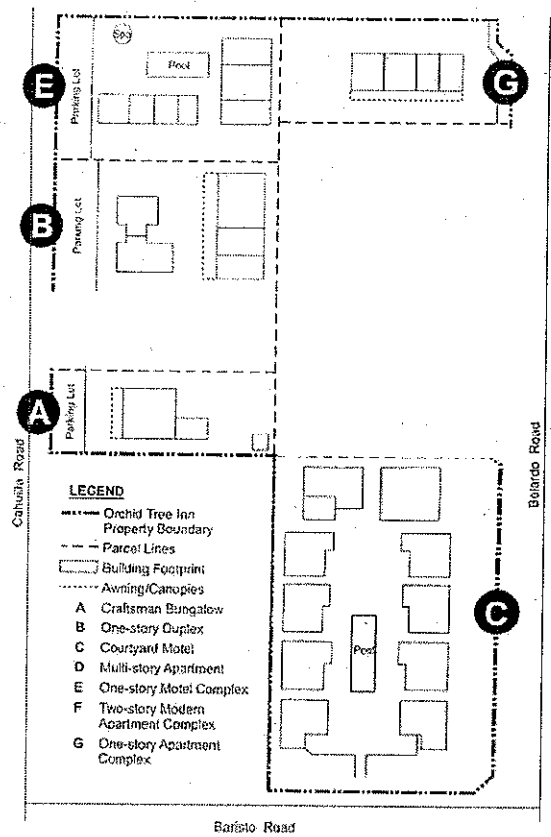
In 1934, during the height of the Great Depression, the courtyard bungalows were added to the southwest corner of the subject property at 226 West Baristo. Label C.

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.

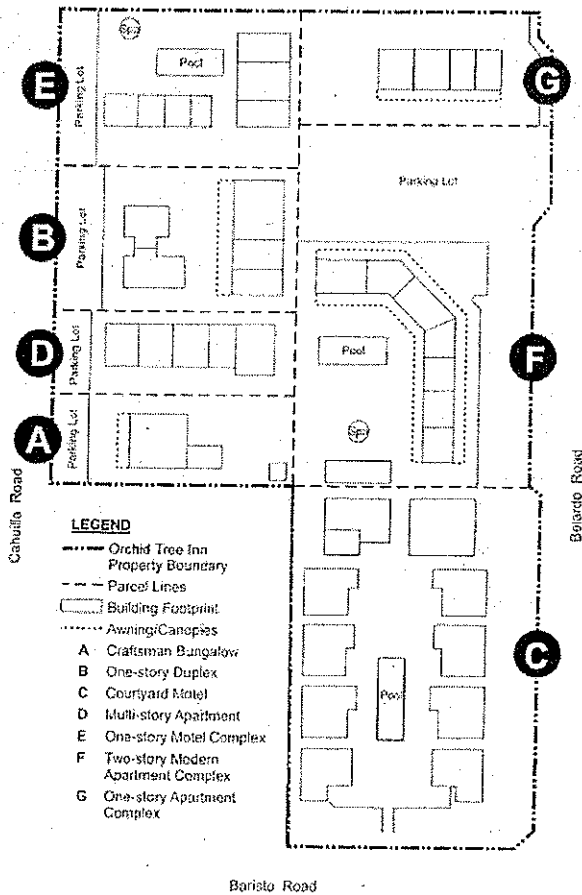


In 1941, at 220 South Cahuilla, the one-story motel/apartment complex was added on the northwest corner filling out the northern boundary of the subject property. Label E.

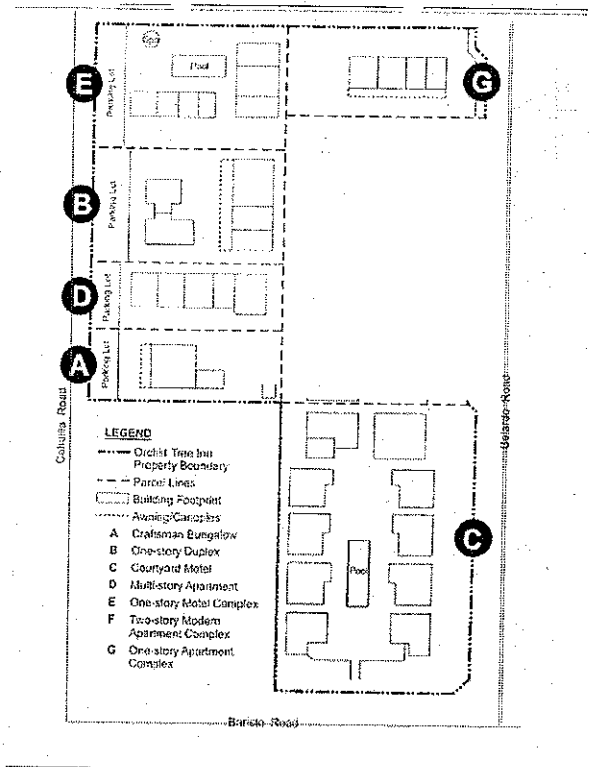


# Chronological Development of Orchid Tree Properties 1915 - 1957

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

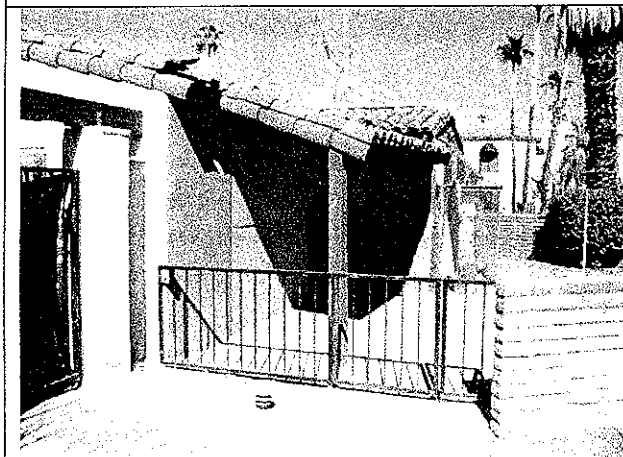
Recent pictures of the Orchid Tree Property (August 2009)



Label C looking west



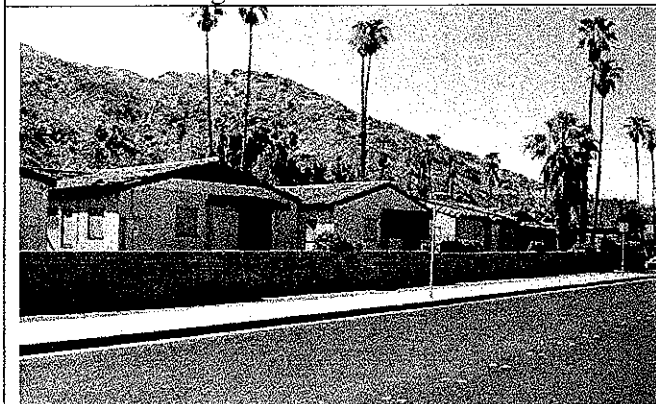
Label G looking northwest across parking lot



Label C looking east



Label G looking west, roofs of Labels E and B



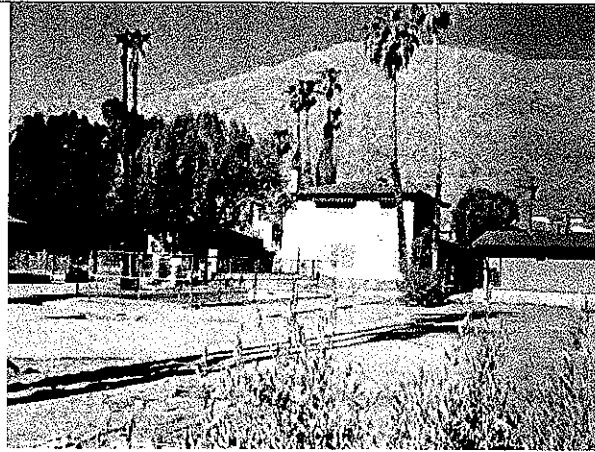
Label C from Belardo, looking west



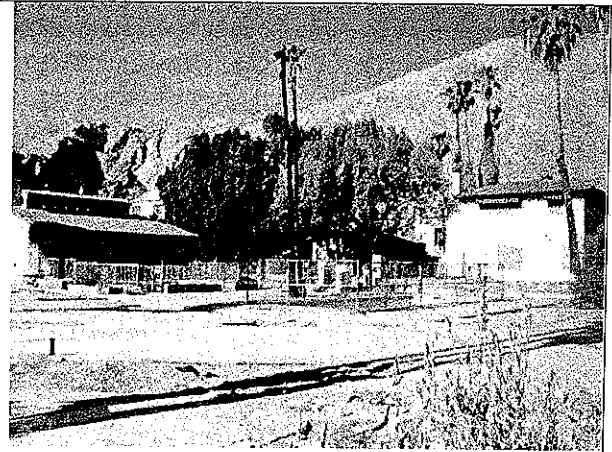
Label D, B, E looking west across parking lot



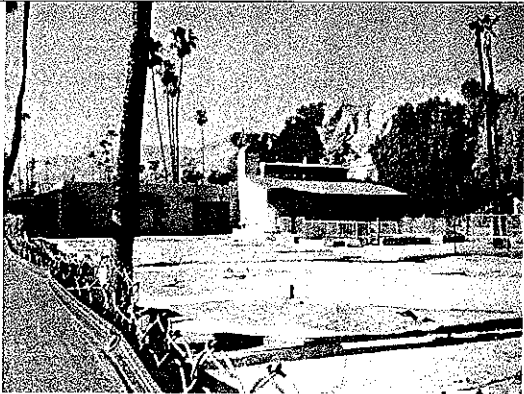
Orchid Tree Photographs  
August 2009



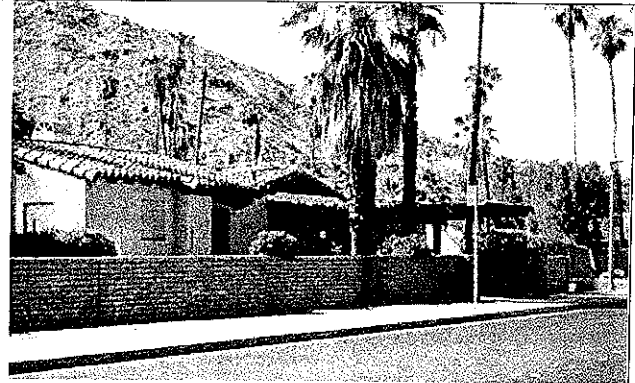
View of second pool and Label D & B looking west



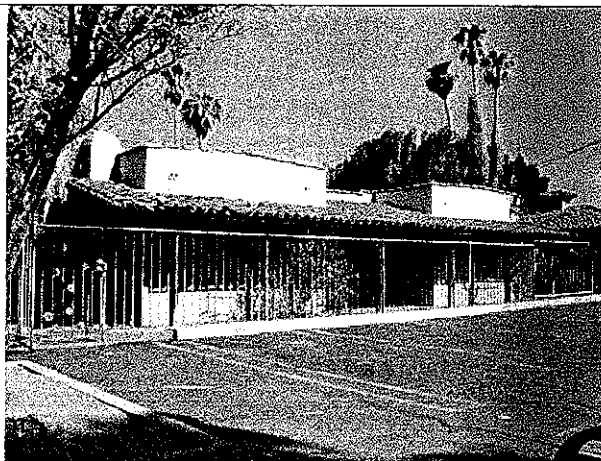
View of second pool, rear of bungalows (Label C) and label D



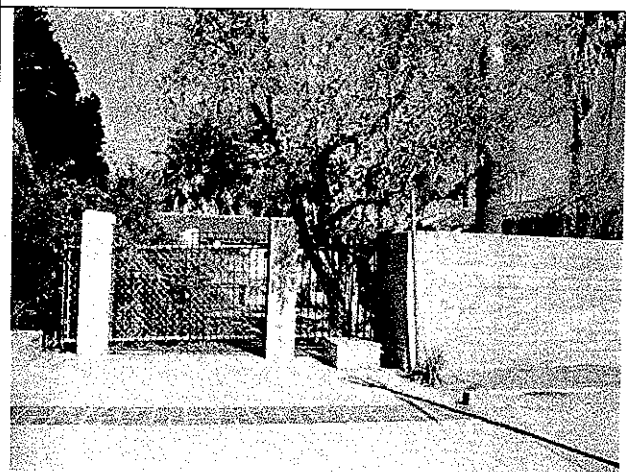
Rear of bungalows (Label C) looking south



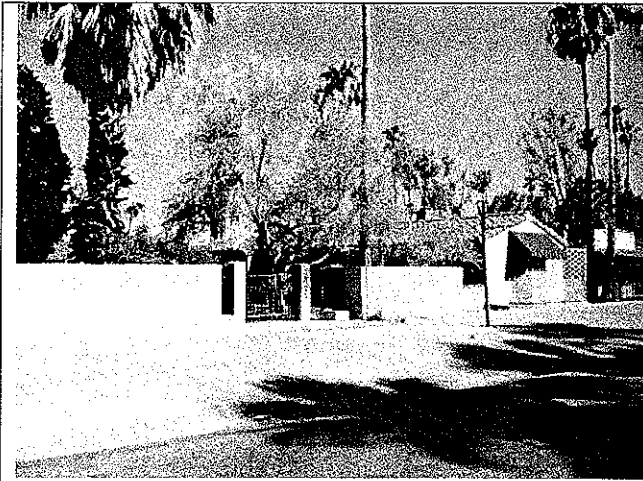
Belardo view of Label C and Orchid Tree 'office'



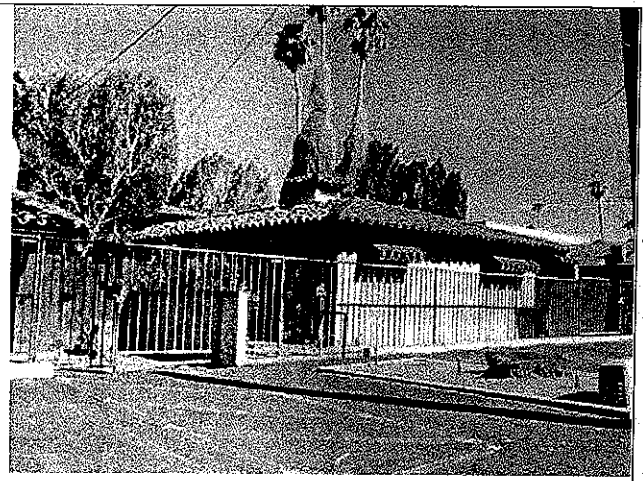
Cahuilla street view of Label E



Cahuilla street view of Label E



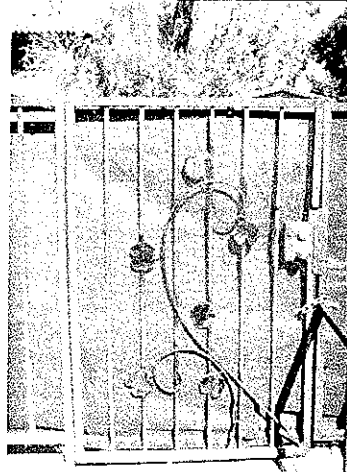
Cahuilla Street parking improvements



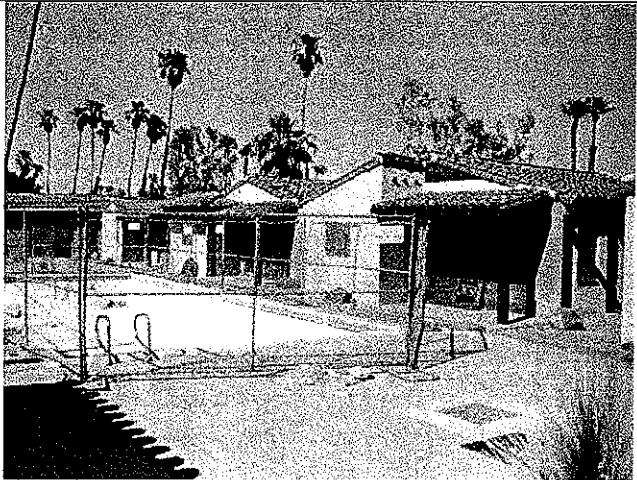
Cahuilla Street roof tiles



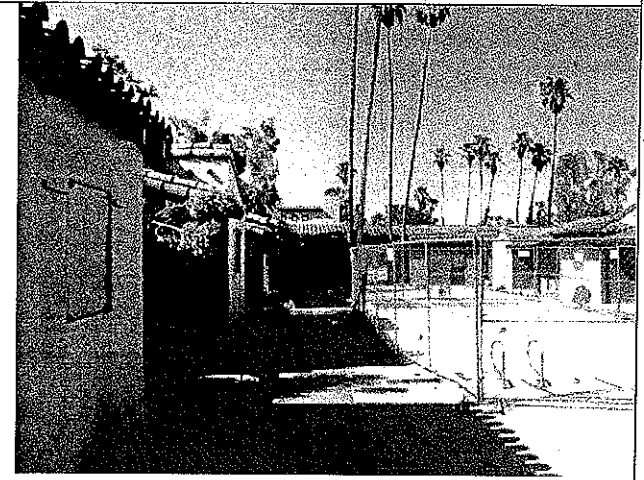
Craftsman stone arch (Label A) house destroyed by fire



Gate Cahuilla street (Label A)



Bungalow pool (Label C)



Bungalow sidewalk (Label C)

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

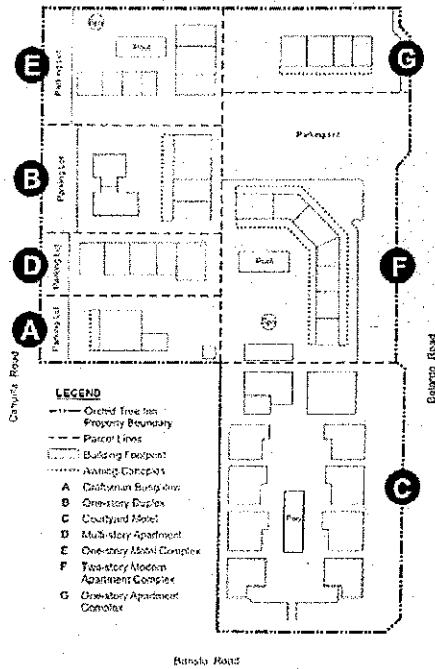
References

1. Source: Fifty Years Among the New Words: A Dictionary of Neologisms, 1941-1991. Edited by JOHN' ALGEO. Pp. x+258. Cambridge: Cambridge University Press, 1991. £35 ...

Page 121: L. Willis Russel, University of Alabama, 1949 written

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.jimmcccluskey.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

**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

**Service DIRECTORY**

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

<b>ACCOUNTANTS</b>	Rossmore Hotel .....2744 1450 N Indian Ave	Haidet's Hardware .....DHS 201 41 Hixon Bl, DHS	<b>DESIGNERS—INDUSTRIAL</b>	<b>GARDENERS</b>
Boyd Florian G .....4888 Pacific Building	Sun-Lar-Nel Apartments .....3772 970 Parocela Place	Kissel Company .....2771 Garnet	Benedict Hiram Hudson & As 2517 174 N Palm Canyon Dr	Neel's Nursery .....2207 330 N Indian Ave
Griffin Stanton & Assoc .....2758 120 S Palm Canyon Dr	Sherwood Hotel .....2127 1505 N Palm Canyon Dr	L. A. Lathing Company .....3699 390 E Sunny Dunes Road	<b>DOGS</b>	Palm Springs Landscape Co .....4643 725 S Palm Canyon Dr
Kalbeck & Floan .....5005 327 N Palm Canyon Dr	Sunny Sands .....9023 1565 N Palm Canyon Dr	Nesmith Ralph A Co .....6751 375 Sunny Dunes Road	Dude Ranch for Dogs .....6493 170 Via Oliveira, Residence	<b>GIFT SHOPS</b>
Nelissen Edward J .....2893 457 N Palm Canyon Dr	Villa Hermosa .....2213 Prescott Drive	Philip H. Lester .....4423 390 E Sunny Dunes Road	<b>DRUGGISTS</b>	Laser Emily .....2827 457 N Palm Canyon Dr
Peel Louise .....2156 Palm Springs Plaza	<b>ARCHITECTS</b>	P S Builders Supply .....2107 480 Sunny Dunes Road	Desert Drug Store .....7211 246 N Palm Canyon	Reid's California Pottery .....4634 194 S Palm Canyon Dr
<b>AIR CONDITIONING</b>	Clark & Frey .....2851 875 N Palm Canyon Dr	Rapp's Supply .....CC 8-3744 Cathedral City	Desert Hot Springs Drug DHS 341 12 S Palm Canyon	<b>GROCERS</b>
Coast Electric & Refrig Co .....4422 890 Sunny Dunes Road	Frost Barry L .....RM 83238 Hwy 111 RM	<b>CHIROPRACTORS</b>	Professional Pharmacy .....2741 1081 N Palm Canyon Dr	Al's Market .....CC 8-4024 791 Broadway CC
Cornell J M Co Inc .....2206 375 Sunny Dunes Road	Williams Harry .....3066 Palm Springs Plaza	King H H .....2988 140 W Alejo Road	Hamon Drugs .....2949 Hamon Rd & S Indian Ave	Cathedral Grocery .....CC 8-4551 670 1st St CC
Driskell Tex .....2828 171 N Indian Avenue	<b>ASSOCIATIONS</b>	<b>CHRISTIAN SCIENCE</b>	<b>DUDE RANCHES</b>	El Pueblo Market .....DHS 521 224 S Palm Dr DHS
Lever O H .....CC 8-7537 Grove and Allen, CC	American Legion .....2928 400 N Belardo Rd	<b>FRACITIONERS</b>	Two Bunch Palms .....DHS 351 Desert Hot Springs	Hatchett's Grocery .....7750 195 S Indian Ave
Reed's Radio Shop .....2-6263 875 N Palm Canyon Dr	Auto Club of Southern Calif 8045 1608 N Palm Canyon Dr	<b>CLEANERS &amp; DYERS</b>	<b>ELECTRIC CONTRACTORS</b>	Henry's Country Store .....CC Tramview Village
Simsarian Henry .....2768 850 N Palm Canyon Dr	Palm Springs Cham of Com 6111 310 N Palm Canyon Dr	Desert Hand Laundry .....2733 383 N Indian Ave	Adlington John M .....DHS 201 41 Hixon Bl, DHS	Newberry's Grocery Garnot Gardens
<b>APARTMENTS</b>	<b>AUTOMOBILE COURTS</b>	Palm Springs Cleaners .....7985 440 S Indian Ave	Campbell Electric Co .....2369 125 N El Segundo Rd	Phil's Market .....3711 200 N Indian Avenue
Acacia Lodge .....3512 851 Cottonwood Rd	Palm Court .....DHS 236 101 N Palm Dr DHS	Plaza Cleaners .....3944 Palm Springs Plaza	Coast Electric & Refrig Co 4422 390 Sunny Dunes Rd	Tarr's Paul Market .....2828 1075 N Palm Canyon Dr
Amarillo Apts .....2351 1577 Indian Trail	Shutlown Court .....CC 8 4523 Cathedral City	Universal Cleaners & Tailors 6464 275 E Andrews Road	Edly's Electric .....6244 588 Calle Santa Rosa	Village Market .....8008 411 S Palm Canyon Dr
Bel-Ardo Villas .....2791 226 Baristo	<b>AUTOMOBILE DEALERS</b>	<b>CLINIC</b>	Hammer J E .....1413 801 10 W Pierson, DHS	<b>HARDWARE</b>
Bell Howard E .....5555 565 Calle Ajo	Central Motors (Ford) .....9032 496 N Palm Canyon Dr	Palm Springs Clinic .....2711 1081 N Palm Canyon Dr	Houser Electric Co .....CC 8 3023 Grove & Broadway, CC	Desert Variety Store .....CC 8 3323 Grove & Broadway, CC
Canyon View Apart Hotel 2761 1083 N Palm Canyon Dr	Desert Inn Garage (Buick) 4001 183 N Palm Canyon Dr	Parry Clinic .....2151 1029 N Palm Canyon Dr	McLaughlin Electric .....6290 100 N Indian Ave	Hobby's Hardware .....1413 201 41 Hixon Bl, DHS
Carmelita Hotel & Aprts .....2777 515 N Palm Canyon Dr	El Mirador Gar (Packard) 2111 1050 N Palm Canyon	<b>CLUBS</b>	<b>EMPLOYMENT AGENCIES</b>	Palm Springs Dept & Hdw 2500 180 N Palm Canyon Dr
Casa Cody's Desert Sands .....2218 175 S Cahulla	Litleton John A .....7022 (DeSoto-Plymouth) 682 S Palm Canyon Dr	Shadow Mountain Club 147 8911 Palm Desert	Desert Employment Agency 5072 262 S Indian Ave	Rupp's Supply .....CC 8 4744 Cathedral City
Casa de Beverly .....9062 286 S Palm Canyon Dr	Plaza Motors Inc .....5122 (Cadillac & Oldsmobile) 182 E Arenas Rd	<b>COCKTAIL LUNGENES</b>	<b>FEDERAL DIRECTORIES</b>	<b>ROBBERS (Also See Apartments)</b>
Casa de Linda .....9067 1571 Chapparal Rd	<b>AGENCIES</b>	Chi Chi .....7401 215 N Palm Canyon Dr	Wholes & Son .....9111 608 Calle Road	Atlas Realty .....9118 100 E Andrews Blvd
Casa Margareta .....5682 336 Paseo El Mirador		Birthday Post .....6643	<b>FURNITURE DEALERS</b>	Conroy's .....1009

## 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**  
**Compiled and annotated by S. Hamlin (9/1/2009)**

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;"><b>DeVine's Market</b> 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;"><b>Maloo's Department Store</b> 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;"><b>Sale's Plaza Market</b></p>
<p style="text-align: center;">A MERRY CHRISTMAS HAPPY NEW YEAR</p> <p style="text-align: center;">★</p> <p style="text-align: center;"><b>Manuel, The Tailor</b> 177 E. Andreas - Phone 6464</p>	<p>★ OUR BEST WISHES FOR A MOST ENJOYABLE HOLIDAY . . .</p> <p style="text-align: center;"><b>Pavny's Trailer Mart</b> Your Rock Gas and Trailer Dealer Maury and Lucile Pavny</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;"><b>The Desert House</b> J. Marvin Ostrander</p>
<p>★ WISHING YOU HAPPINESS . . . CHRISTMAS and NEW YEAR'S</p> <p style="text-align: center;"><b>Grimes Grocery</b> 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</p> <p style="text-align: center;"><b>Union Oil Station</b> 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;"><b>Milner's 5 and 10</b></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  
Compiled and annotated by S. Hamlin (9/1/2009)



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**  
**Compiled and annotated by S. Hamlin (9/1/2009)**

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 R. 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 at Mrs. Campbell is closing her Hollywood home and taking up her residence

(Continued on page six)

**SAKARAH APTS.**  
**TO OPEN 15TH**

(Continued from page three)

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 home in an exchange of properties.

Could this 'missing cat' be a brilliant ad for The SAKARAH Apartments? The copy appeared in the November 3<sup>rd</sup>, 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 Stanton.

**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

4 BEDS — NEW CABINET ICE BOX  
 STOVE — SINK  
 NEW TIRES — IN BEAUTIFUL CONDITION

Inquire Standard Oil Station

## Alfred Hertz Won't Talk About Love

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 Californians 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 in his own right 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 excursion.

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 19<sup>th</sup> 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 apocryphal. In 1933, Samuel Untermeyer felt an overwhelming burden of taxation which most 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. Hirschfield and family, Los Angeles; Mr. and Mrs. Robert Rotenson and family, Beverly Hills; Mr. and Mrs. E. Hirschfield, 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 Lereh, 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

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

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 Eucanto, 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

212 MARINE ST. SUITE 100  
SANTA MONICA - CA 90405  
T 310 450 2200  
F 310 450 2244

September 3, 2009

Mr. Craig A. Ewing  
Director of Planning Services  
City of Palm Springs  
3200 E. Tahquitz Canyon Drive  
Palm Springs, CA 92262

**Re: 261 S. Belardo Road**

Dear Mr. Ewing:

The owner of the above-referenced property, Pali-Palm Springs, LLC, has been notified that an application has been proposed by Sheryl Hamlin to designate this property as historic. Pali-Palm Springs, LLC is neither a party to nor supportive of the proposed application.

As you are aware, the site has already been the subject of significant review activity and scrutiny by the City of Palm Springs, including the Historic Site Preservation Board. An extensive and comprehensive historic investigation and study of the property was conducted by the cultural resources management division of PCR Services Corporation (PCR), a professional, third party consulting firm. The historic resources assessment report, completed by PCR in April 2005, documents and evaluates federal, state, and local historic significance and eligibility of the property. Specifically, the in depth analysis and report evaluated potential historic resources of the property based upon criteria, guidelines and all regulatory laws and regulations of the National Register, California Register of Historical Resources (California Register), and the City of Palm Springs historic resources criteria. The report concludes that the property is not eligible for federal, state or local designation.

Pali-Palm Springs, LLC concurs with the findings and conclusions set forth in the PCR report. Although the April 2005 PCR report accompanied and is utilized and referenced throughout the current proposed application for historic designation, the findings and conclusions of the report do not support the application request for historic designation of the property.

Please feel free to contact me at (310) 450-2200 extension 103 if you have any questions or would like additional information at this time.

Sincerely,

Pali-Palm Springs, LLC



Matt Fisher

**RECEIVED**

SEP 08 2009

PLANNING SERVICES

## Historic Tennis Club Neighborhood Organization



April 19, 2009

Historic Site Preservation Board  
John Gilmore, Chairman  
City of Palm Springs

Re: Class I Historic Designation of the Orchid Tree Inn and the Designation of the  
Historic Tennis Club Neighborhood as a Historic District

On August 3<sup>rd</sup> our Board unanimously voted to proceed with an application for Class I Historic Designation of the Orchid Tree Inn. It has come to our attention that the present owners, Palisades Development, have definitely decided not to proceed with its originally planned restoration/development project and have now listed the property for sale.

Fortunately they left us with a detailed study by Jan Ostashay of PCR Services in Irvine whom they commissioned to document the value of this historic property. We would like to expand upon this report and prepare a formal application which would also be of importance to guide any future property owners.

Additionally, after several years of discussion we also unanimously voted to pursue historic district designation for our neighborhood.

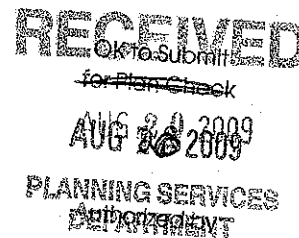
We understand that this Board has been readying itself to handle historic district applications and that at least one other such application is in process. So we would like to hereby announce that we are ready to start pursuing that designation for our neighborhood. Not only is this Palm Springs' oldest neighborhood, but it already has a strong base of key anchor Class I designated historic properties including the O'Donnell House, the Willows Historic Inn, the Vallauris, Casa Cody Inn, the St. Baristo Church, La Serena Villas and the Ingleside Inn.

We would very much appreciate your assistance and cooperation.

Sincerely,

Frank Tysen  
Chairman

cc: Palm Springs Mayor and Council  
City Manager  
Planning Director



NOTICE OF PUBLIC HEARING  
HISTORIC SITE PRESERVATION BOARD  
CITY OF PALM SPRINGS

PROPOSED DESIGNATION OF THE ORCHID TREE INN – HSPB 72  
AS CLASS 1 HISTORIC SITE AND NOTICE OF EXEMPTION FROM CEQA

261 SOUTH BELARDO ROAD

**NOTICE IS HEREBY GIVEN** that the Historic Site Preservation Board of the City of Palm Springs, California, will hold a Public Hearing at its meeting of December 8, 2009. The Historic Site Preservation Board meeting begins at 8:15 a.m. in the Large Conference Room at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider designating the property known as the Orchid Tree Inn as a Class 1 Historic Site (Case No. HSPB 72). The subject site is addressed as follows: 261 South Belardo Road (APN 513-151-041).

**ENVIRONMENTAL DETERMINATION:** This request is categorically exempt from review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), whereas the proposed designation meets the conditions outlined for preservation of a historic resource. The application is available for public review in the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday.

**REVIEW OF PROJECT INFORMATION:** The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the Historic Site Preservation Board by letter (for mail or hand delivery) to:

James Thompson, City Clerk  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the Public Hearing described in this Notice or in written correspondence delivered to the City Clerk at, or prior to, the Historic Site Preservation Board hearing. (Government Code Section 65009[b][2]). An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Craig A. Ewing, AICP, Director of Planning Services at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.

---

James Thompson  
City Clerk



# 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

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## I. INTRODUCTION

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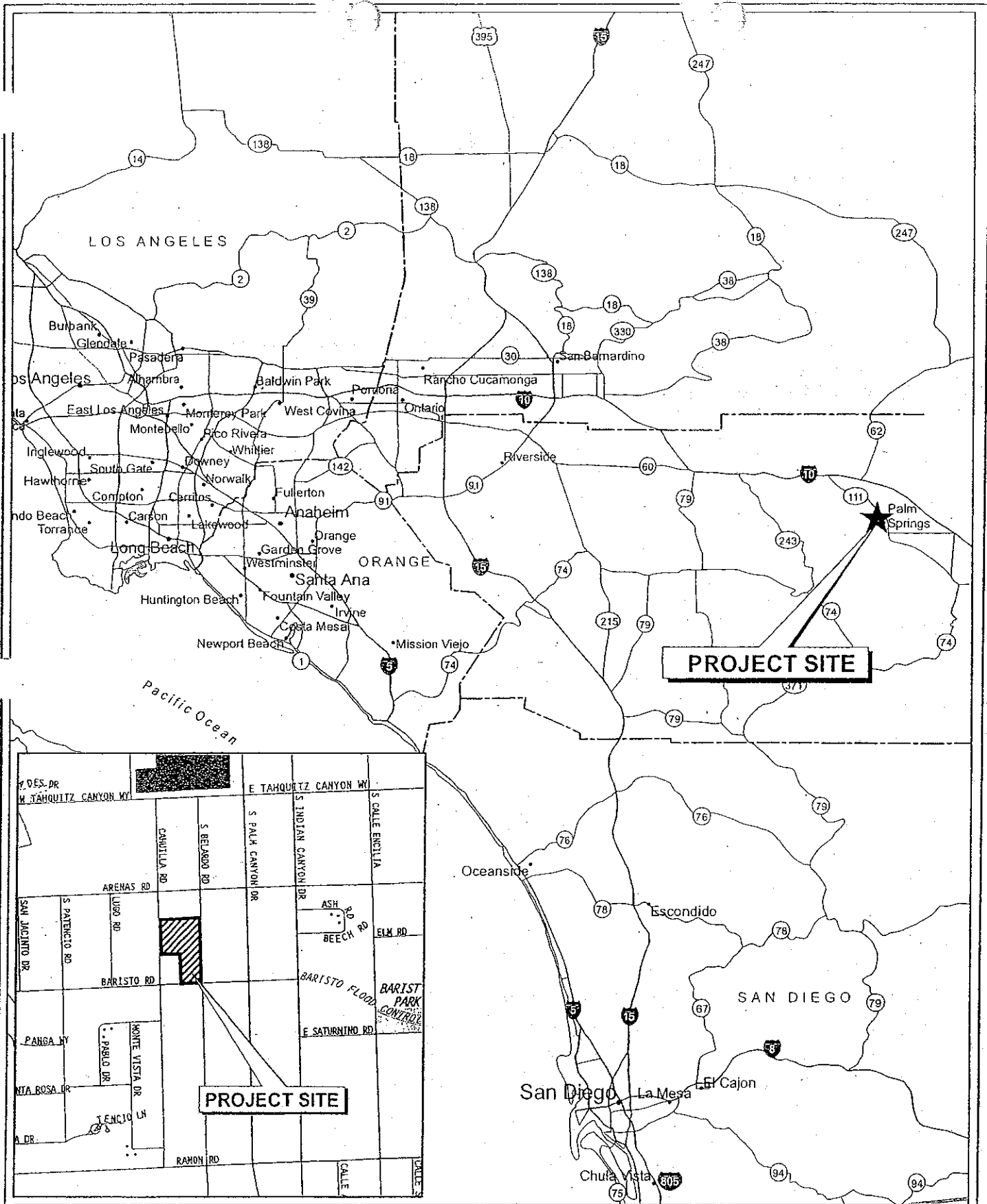
### A. INTRODUCTION

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



**PROJECT SITE**

**PROJECT SITE**

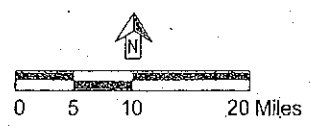


Figure I-1  
 Orchid Tree Inn Property  
 261 South Belardo Road  
 Regional Map

Source: PCR Services Corporation, 2005.

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).

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## II. REGULATORY FRAMEWORK

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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."<sup>1</sup> 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.

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<sup>1</sup> *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."<sup>2</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>3</sup> 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.<sup>4</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register 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.<sup>5</sup>

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.<sup>6</sup>

<sup>2</sup> California Public Resources Code § 5024.1(a).

<sup>3</sup> California Public Resources Code § 5024.1(b).

<sup>4</sup> California Public Resources Code § 5024.1(d).

<sup>5</sup> 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.

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<sup>6</sup> *California Public Resources Code § 5024.1(e).*



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### III. ENVIRONMENTAL SETTING

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#### A. HISTORIC CONTEXT

##### 1. The City of Palm Springs<sup>7</sup>

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 Cochella<sup>8</sup>

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.

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<sup>7</sup> 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."

<sup>8</sup> 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 Geronio 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 History<sup>9</sup>

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 Geronio 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.

<sup>9</sup> Adapted from "The Desert Story" at [www.palmspringsusa.com](http://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 19<sup>th</sup> 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.<sup>10</sup> 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.<sup>11</sup> The first recorded use of the word was at Heineman's Milestone Motel, which opened in San Luis Obispo in 1926.<sup>12</sup>

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

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

<sup>11</sup> "Bungalow Courts in Pasadena," *National Register of Historic Places nomination*.

<sup>12</sup> *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 Springs<sup>13</sup>

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

<sup>13</sup> 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.<sup>14</sup> 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 stylistic 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

<sup>14</sup> 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 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 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.

<p>1944</p>	<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>
<p>1945</p>	<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>
<p>1948</p>	<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>
<p>1950</p>	<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>
<p>1952</p>	<p>The Desert House Apartments, 220 S. Cahuilla Rd. (Clemens &amp; 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:<sup>15</sup>

- 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."<sup>16</sup> 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

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<sup>15</sup> *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.*

<sup>16</sup> *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.<sup>17</sup> 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.<sup>18</sup>
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.<sup>19</sup>
- Setting is the physical environment of a historic property.<sup>20</sup>
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.<sup>21</sup>
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>22</sup>
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.<sup>23</sup>
- Association is the direct link between an important historic event or person and a historic property.<sup>24</sup>

<sup>17</sup> *Ibid.*

<sup>18</sup> "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.*

<sup>19</sup> "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.*

<sup>20</sup> *Ibid.*

<sup>21</sup> "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.*

<sup>22</sup> "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.*

<sup>23</sup> "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.<sup>25</sup>

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).<sup>26</sup>

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.<sup>27</sup>

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.<sup>28</sup> 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:

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<sup>24</sup> "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.*

<sup>25</sup> *Ibid.*

<sup>26</sup> *Ibid.*

<sup>27</sup> "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, patten 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.*

<sup>28</sup> 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.<sup>29</sup>

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;

<sup>29</sup> 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.<sup>30</sup>

#### 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

<sup>30</sup> *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).

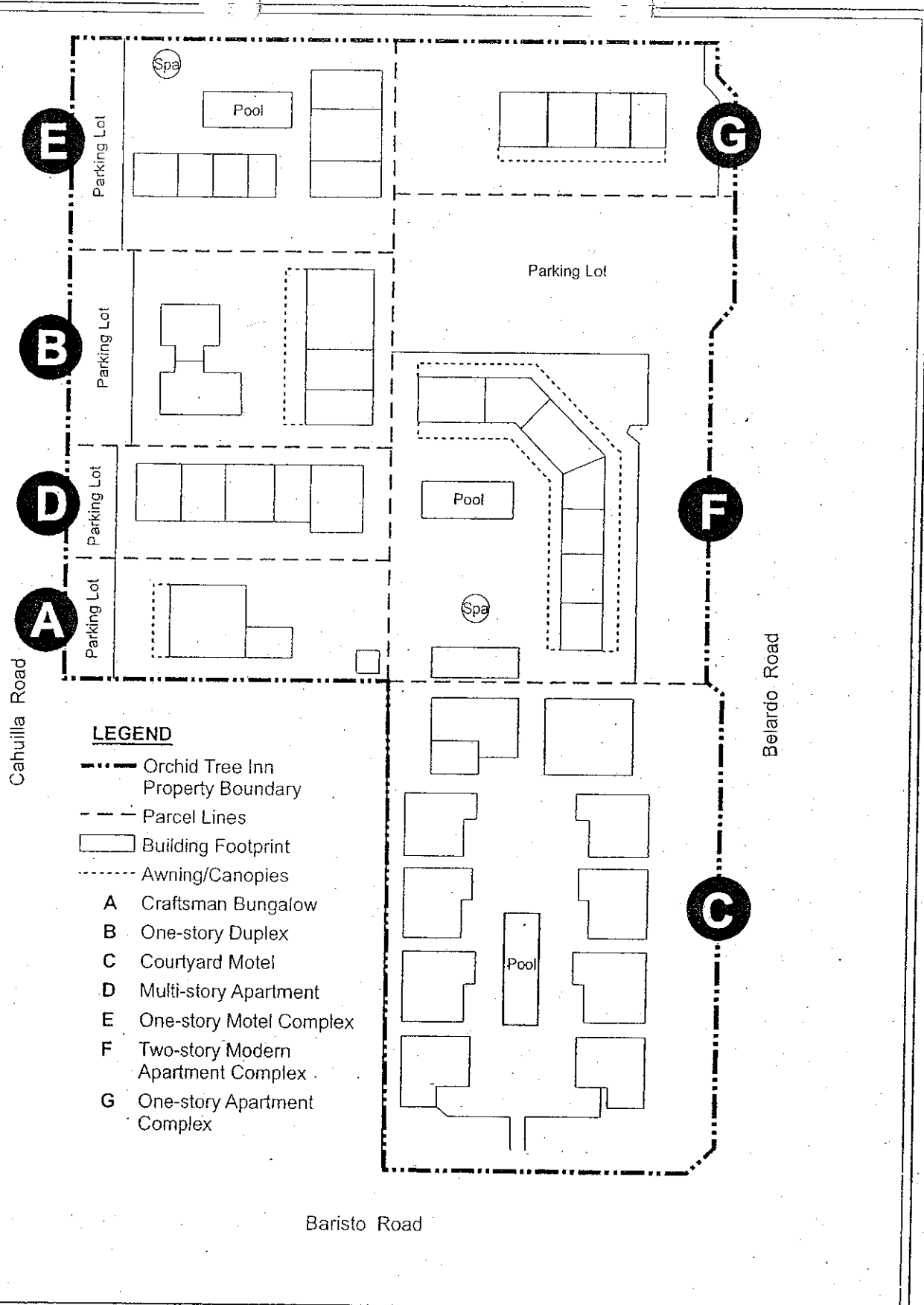
**Class 2.** Site qualified for city designation; may be qualified at the federal, state, and/or county level. Archival file will be maintained. Site is eligible for plaquing (intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period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

Source: PCR Services Corporation, 2005.

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

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.<sup>31</sup>

## 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

<sup>31</sup> *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

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Historical Photographs

Current Photographs

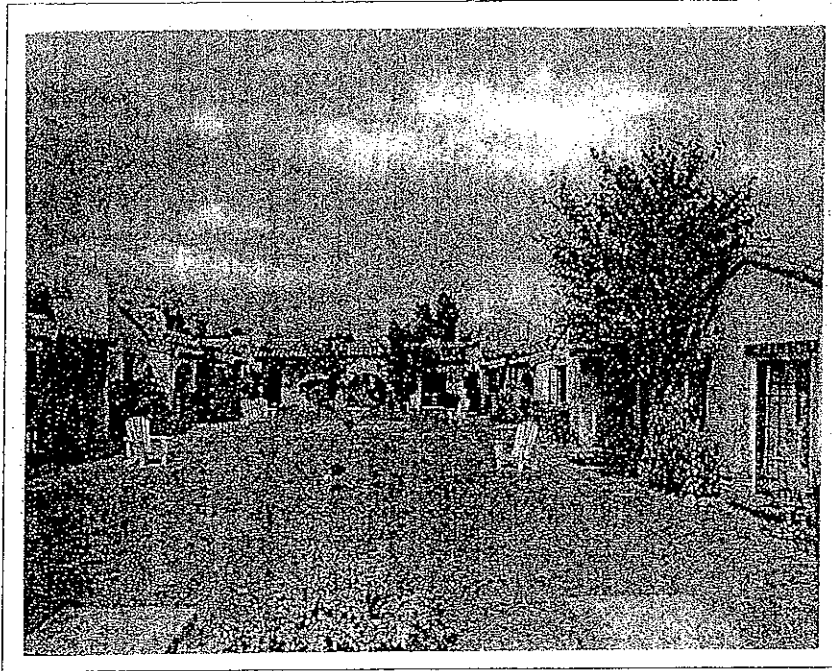
DPR 523 Forms

Sanborn Fire Insurance Maps, 1929 and 1962 paste-up

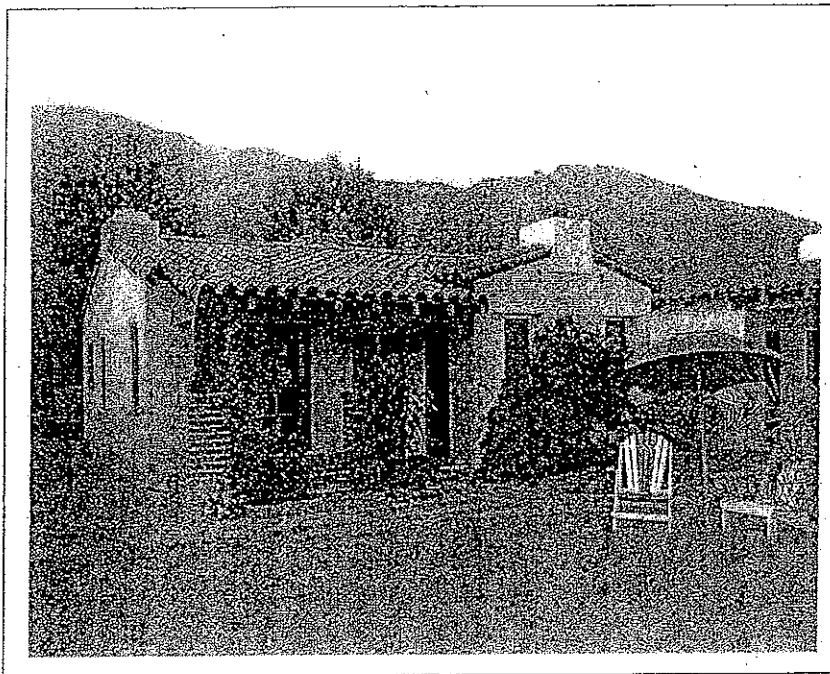
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## Historical Photographs





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



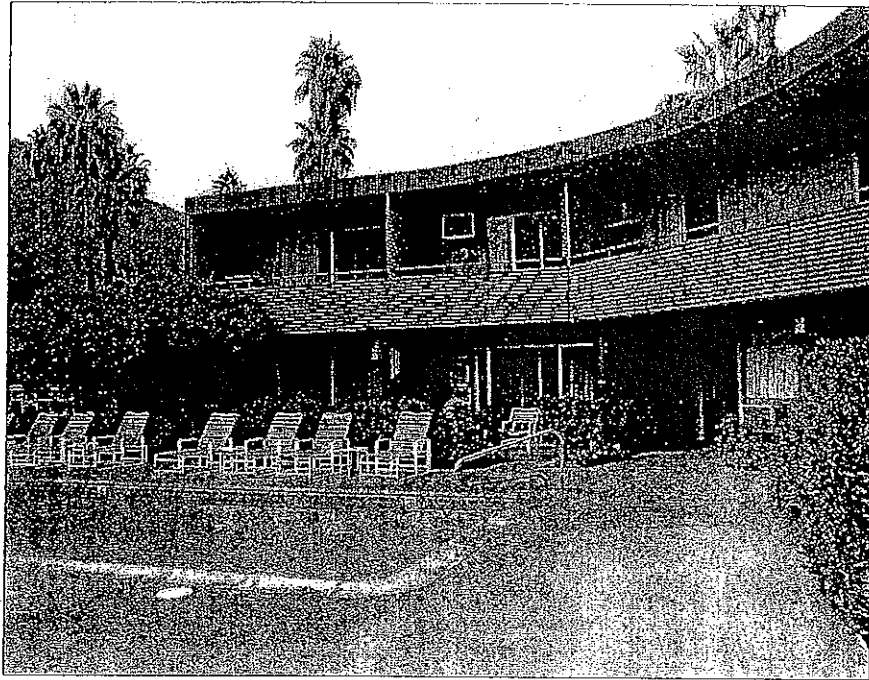
*Apache Lodge (Orchid Tree Inn) – Individual motel unit, looking northwest (c.1942)*



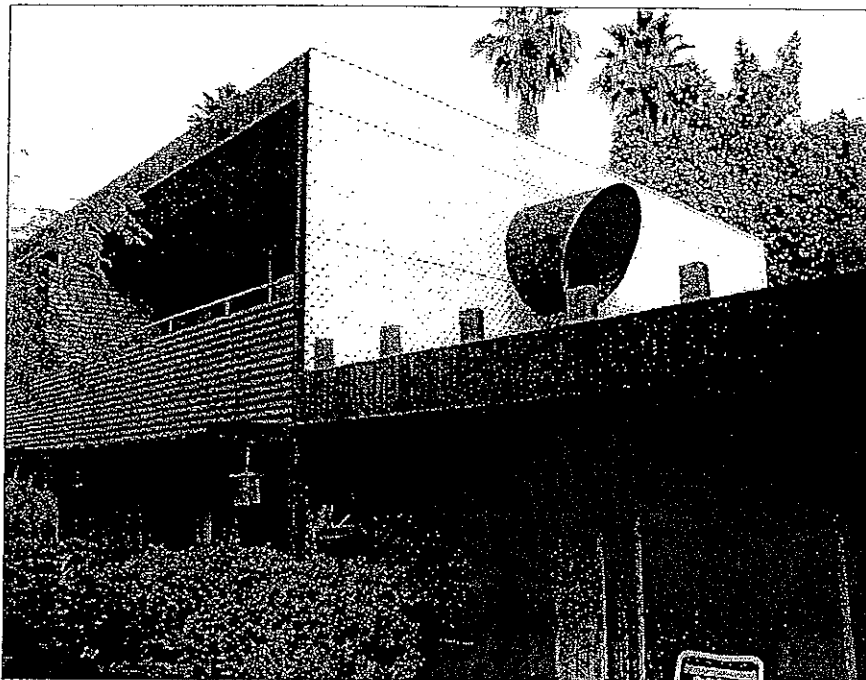
*Orchid Tree Inn (postcard): Courtyard area, looking northwest (c 1952)*



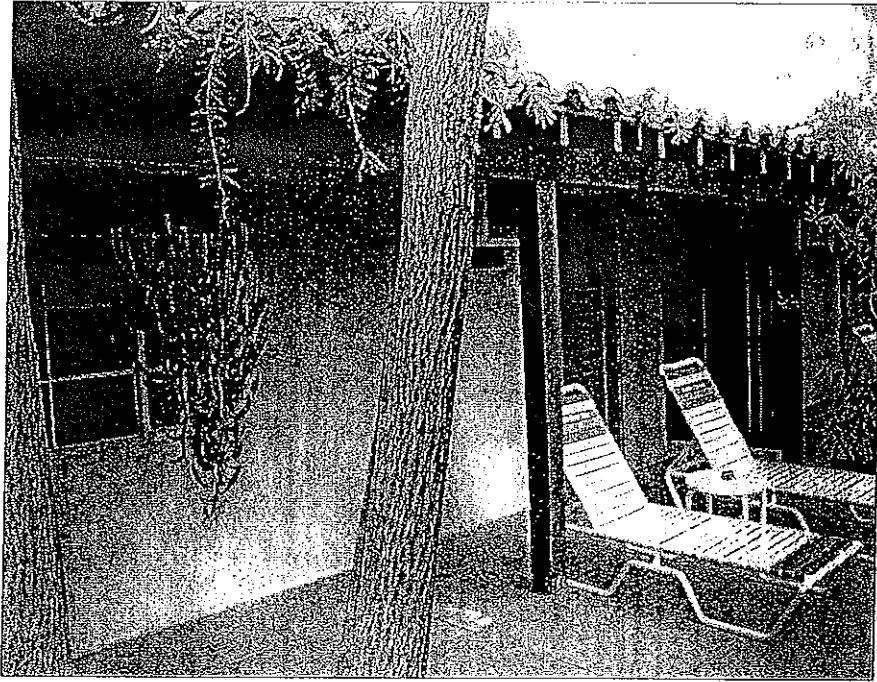
*Orchid Tree Inn (postcard): View of courtyard from Baristo Road, looking north (c.1960)*



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



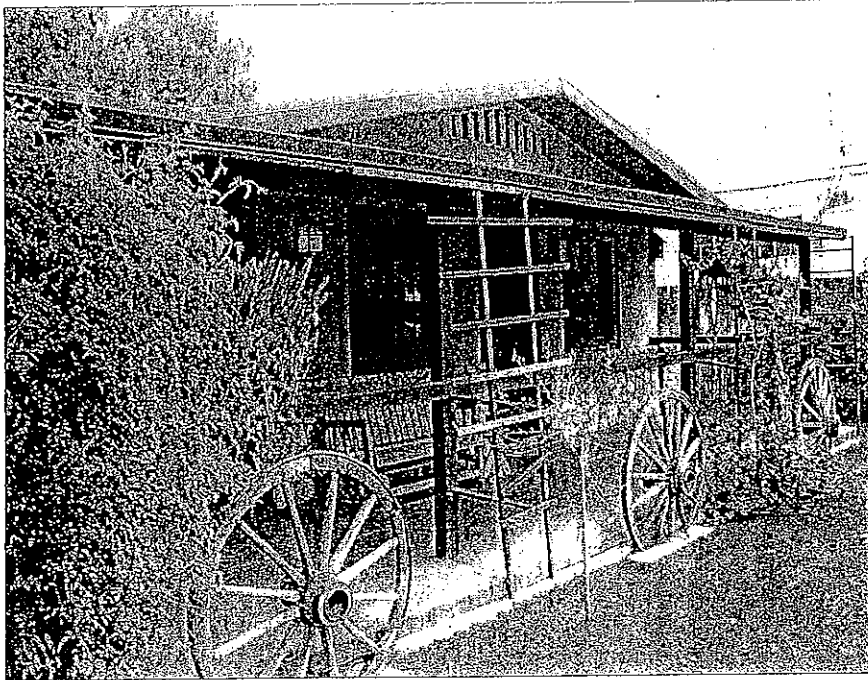
*Frey designed "Premiere Apartment" building – South end of interior court area, looking northeast*



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



*Duplex – Front (west elevation), looking south*

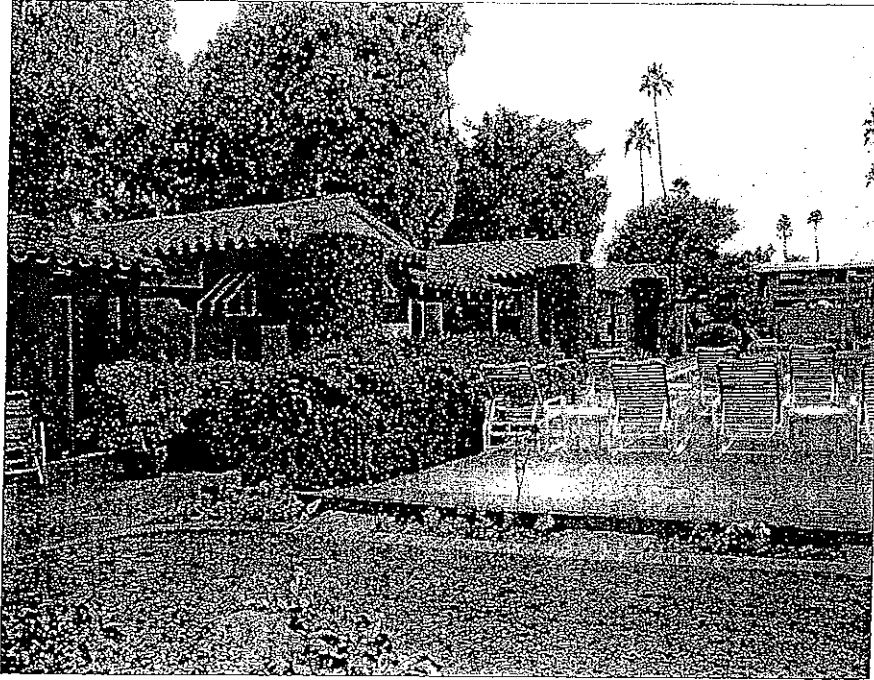


*Bungalow Residence – Front (west elevation) of the house, looking southeast*

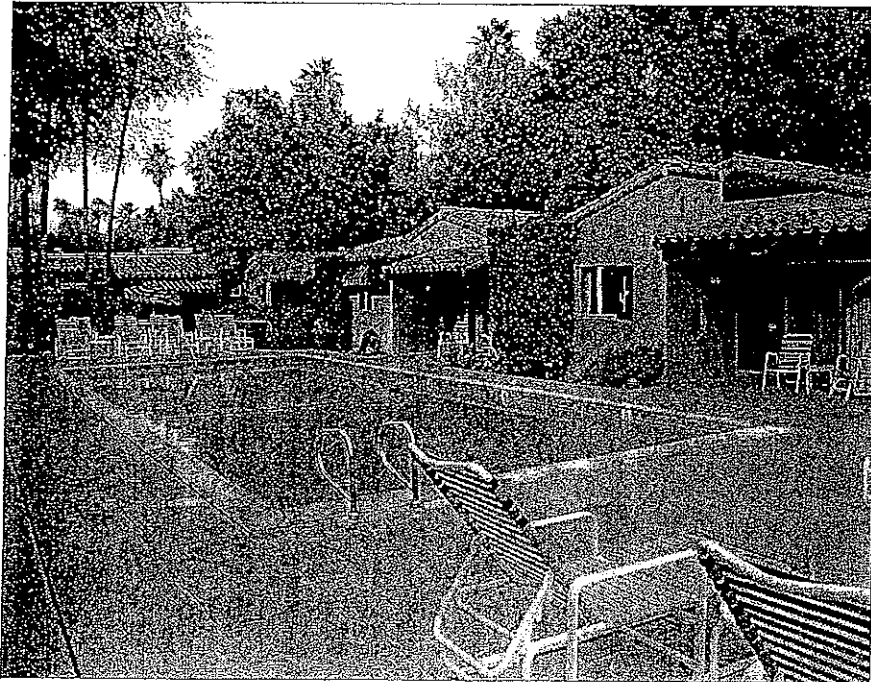


*Bungalow Residence – Rear (east) elevation, looking southwest*





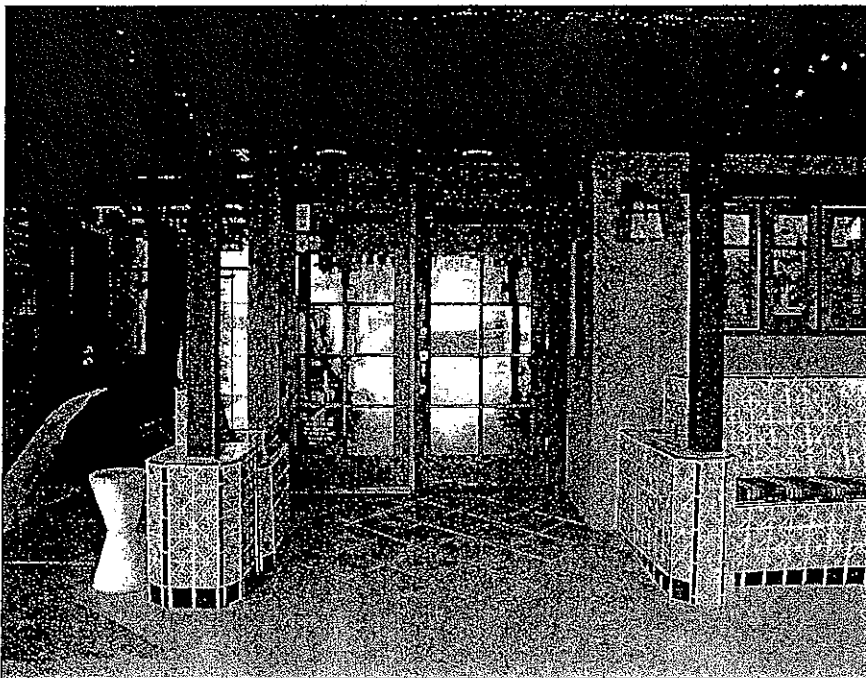
*Court Motel – Courtyard area with Baristo Road in the background, looking southeast*



*Court Motel – Courtyard area, looking northwest*



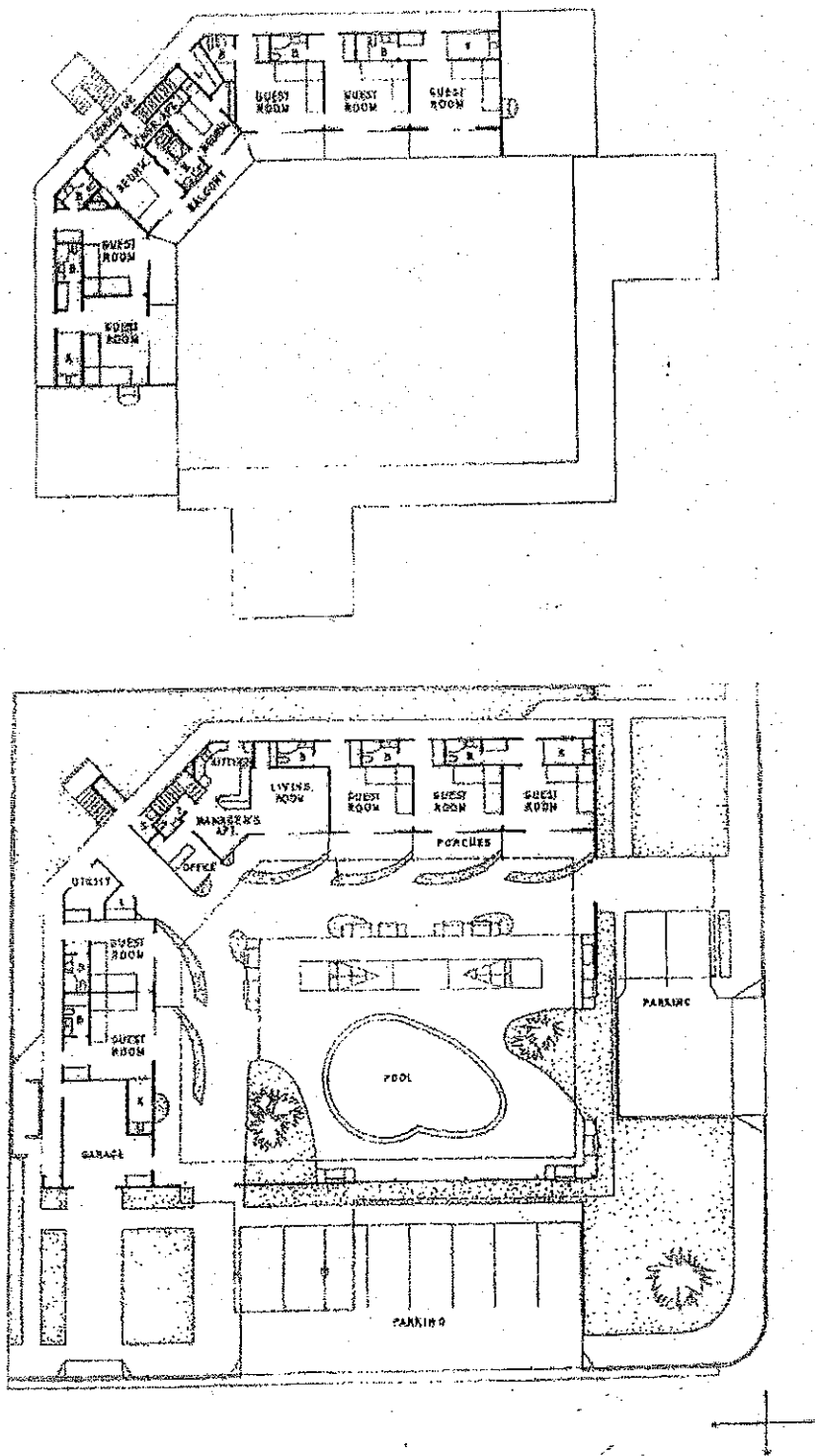
*Orchid Tree Inn Property – Context view from Baristo Road, looking southwest*



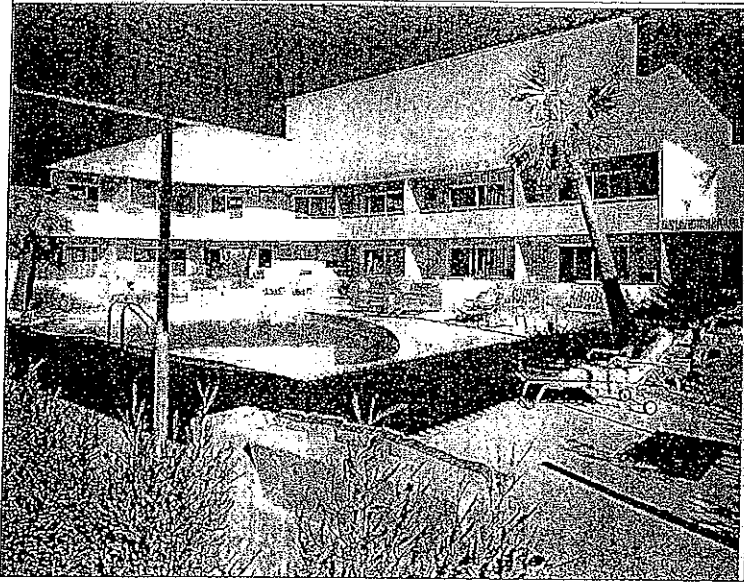
*Orchid Tree Inn Property – Main entrance, looking west*

**Current Photographs**

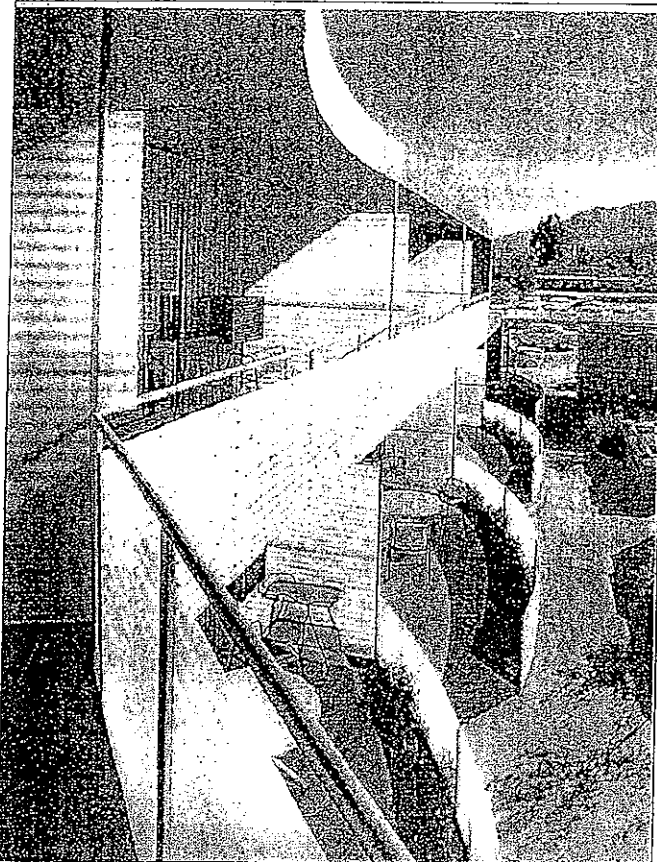




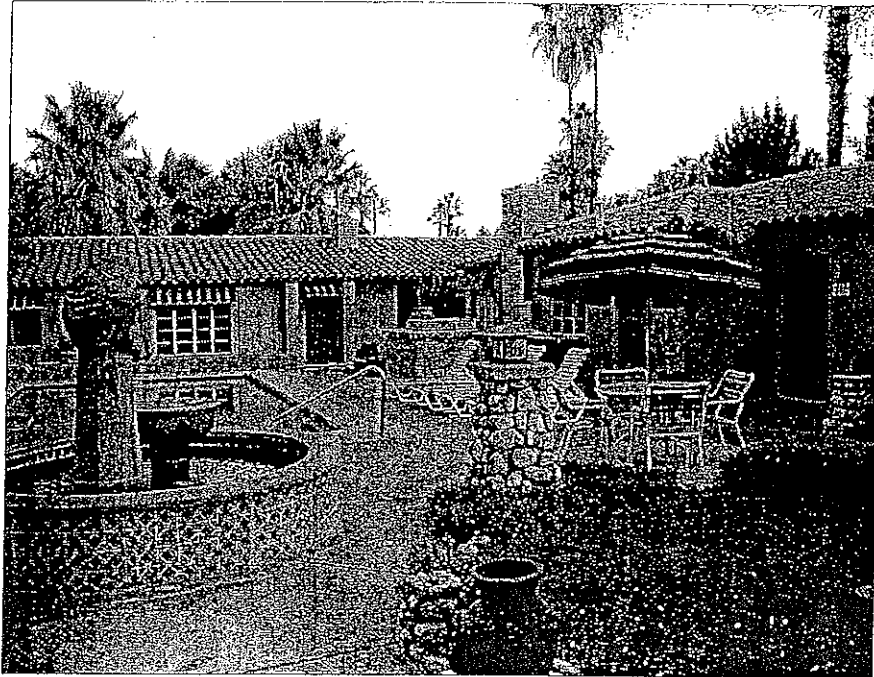
*Frey's "Premiere Apartments - Original Plan, 1957*



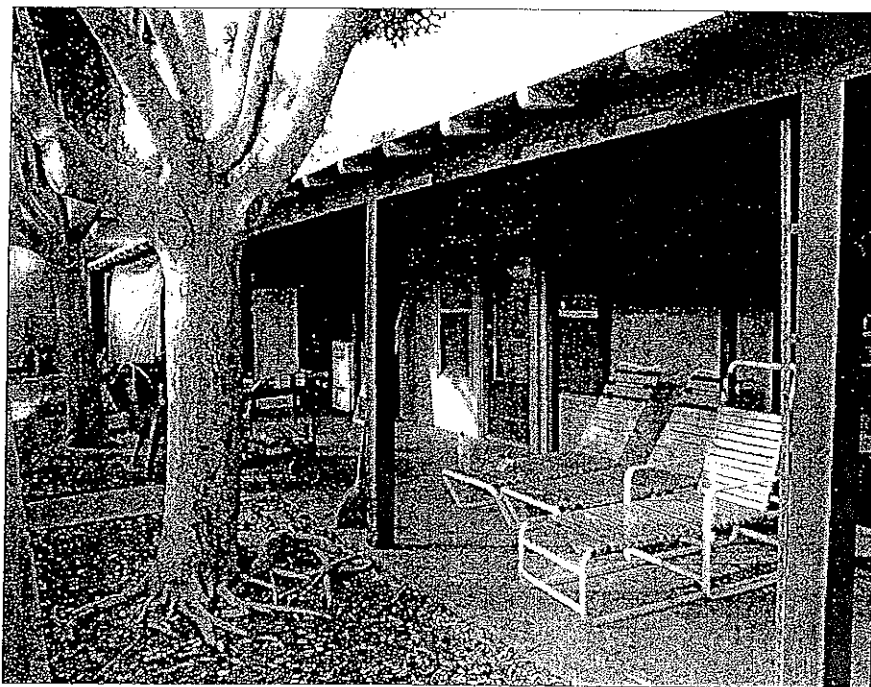
*Premiere Apartments – courtyard area and west elevation (original location), looking northeast*



*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**

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

RECEIVED

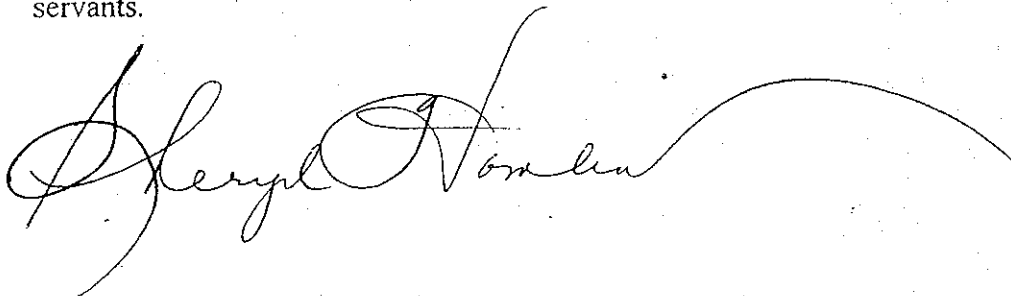
OCT 07 2009

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?

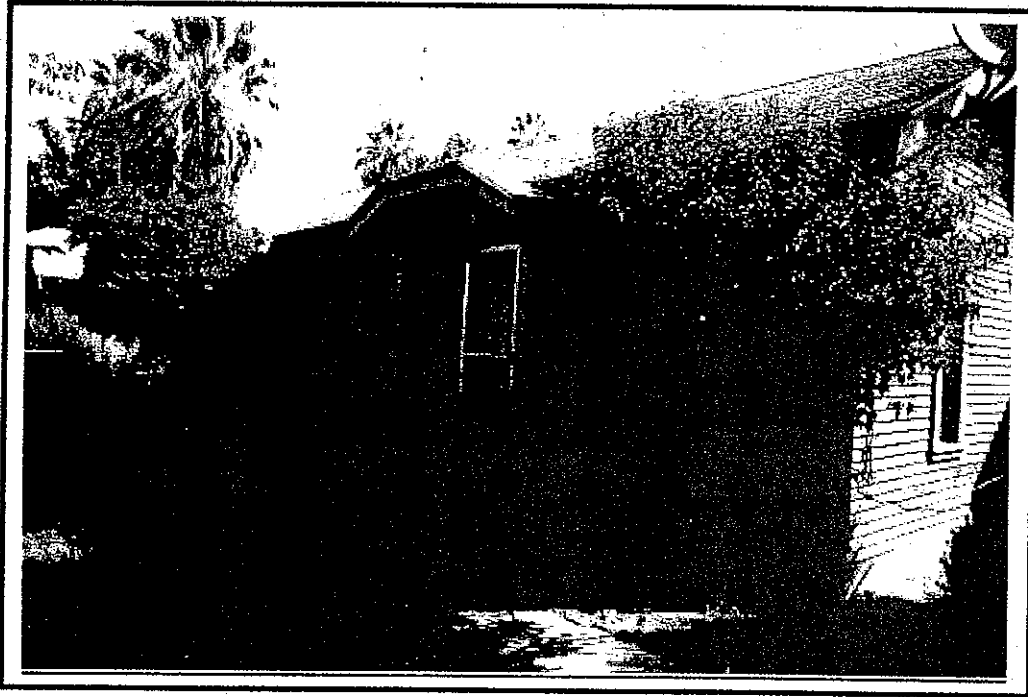
### Summary

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 handwritten signature in cursive script, reading "Cheryl Nomura". The signature is written in black ink and features a long, sweeping horizontal flourish 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 20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> century but also by temporary tourist facilities established in Southern California in the early 20<sup>th</sup> 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 20<sup>th</sup> 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 "Courters," 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 courters 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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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)

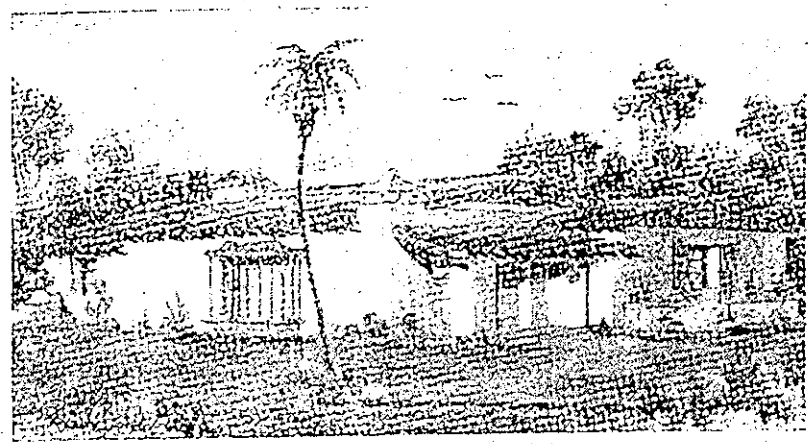
**Property Owners**  
 If you want to  
**RENT YOUR HOUSE**  
**SELL YOUR HOUSE**  
**SELL YOUR LOT**  
 Please list with us now.  
 We have a waiting list of renters and buyers.  
**HERBERT H. FOSTER**  
 Licensed Real Estate Broker  
**KATHERINE POLLAK**  
 Associate  
 132 N. Palm Canyon Dr.  
 Box 1204 Phone 3555

Ready Monday, Oct. 22nd  
**SAKARAH**  
 APARTMENTS BARISTO R.D.  
 INDIVIDUAL UNITS  
 ENTIRELY NEW FURNITURE & EQUIPMENT  
 INSULATED AGAINST HEAT & COLD  
 WESTINGHOUSE REFRIGERATORS  
 VENTED HEATERS  
 GARAGES PHONE 1941  


---

**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 1941

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.

**PRIMARY RECORD**

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

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).*



CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

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 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 194 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 complex was acquired from the Fanning family in 1970, and incorporated into the overall Orchid Tree Inn property.

CONTINUATION SHEET

Property #  
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 Cahuita 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 Cahuita 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.*

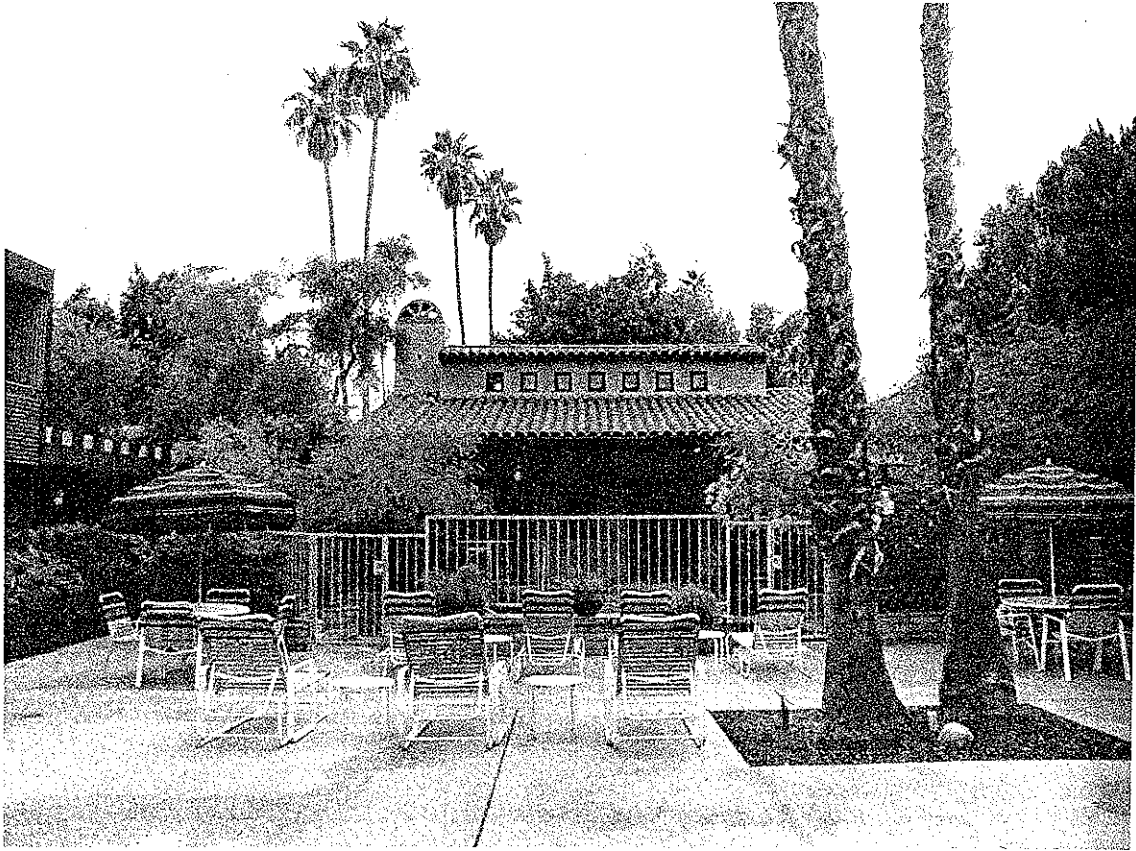


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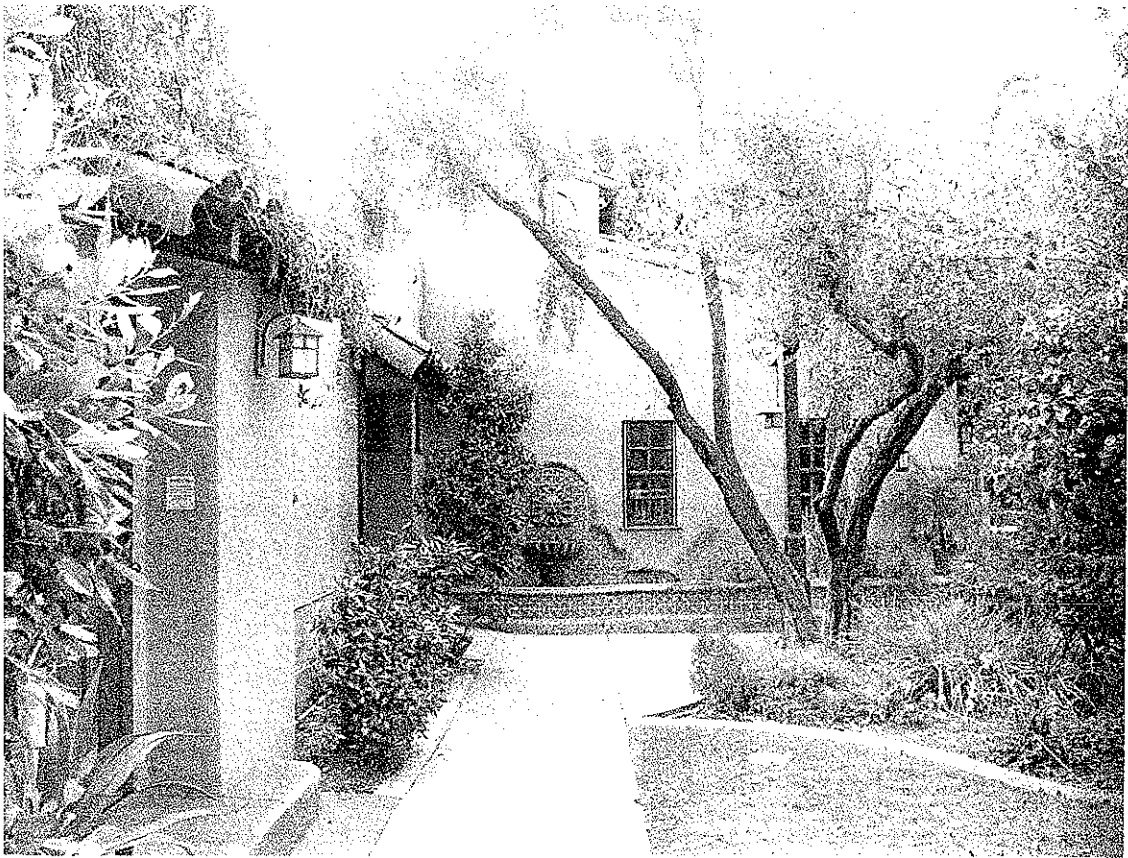
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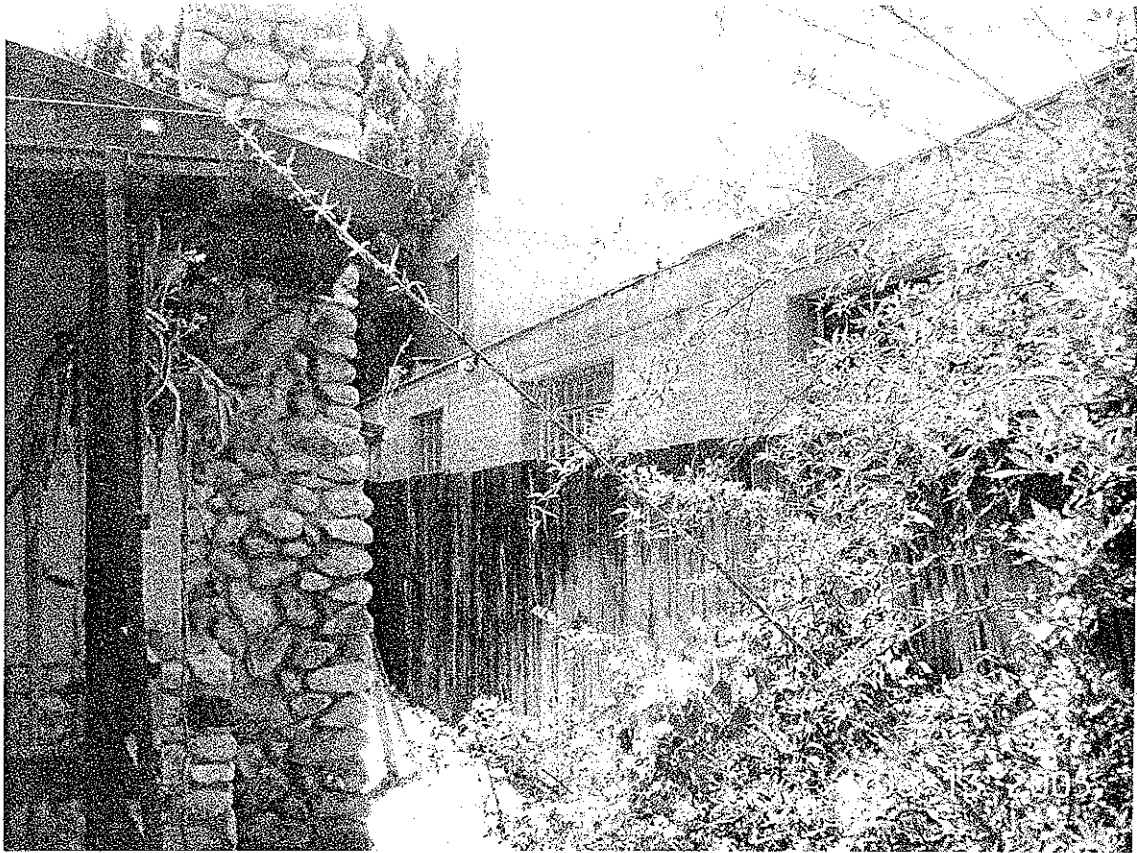


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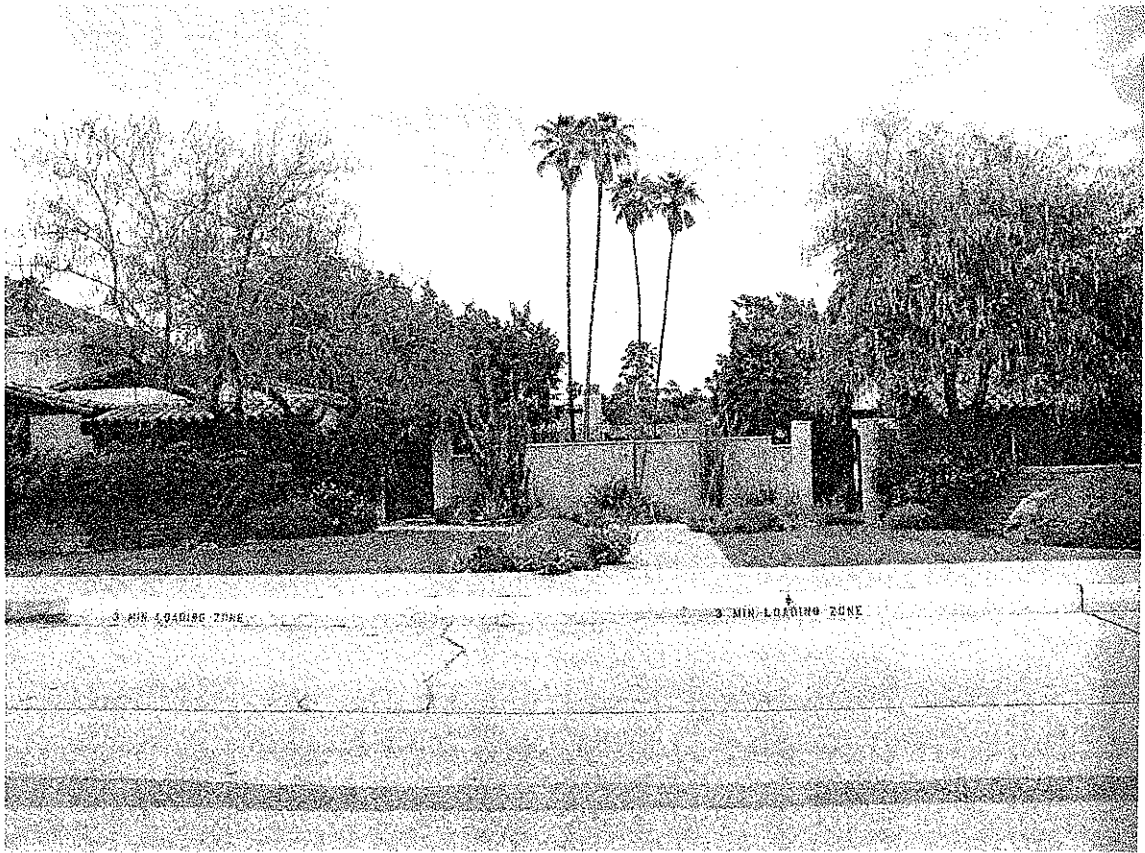




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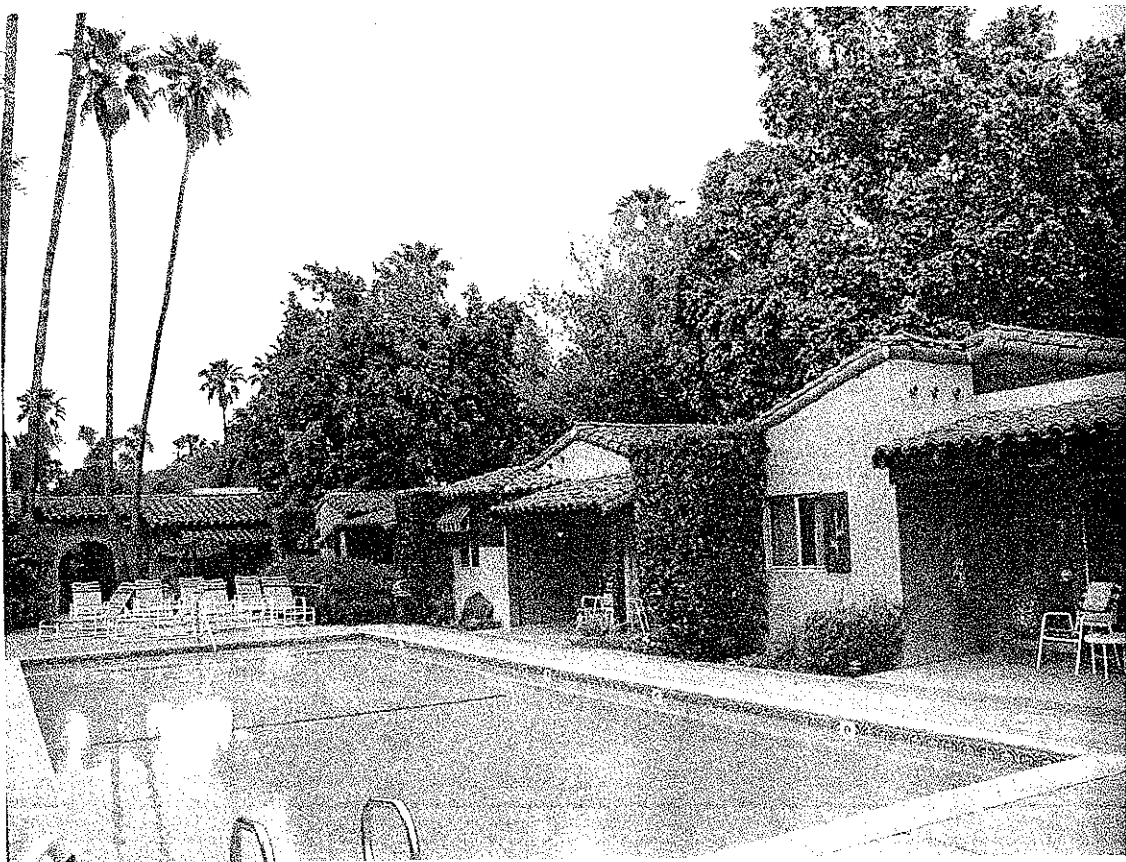
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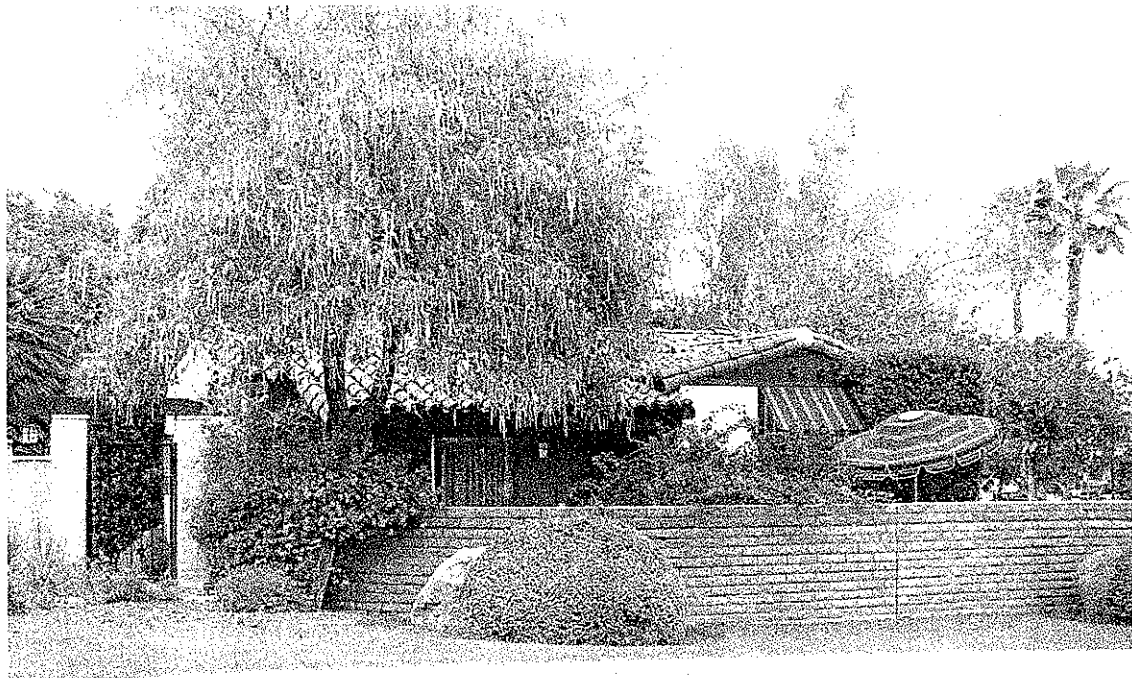


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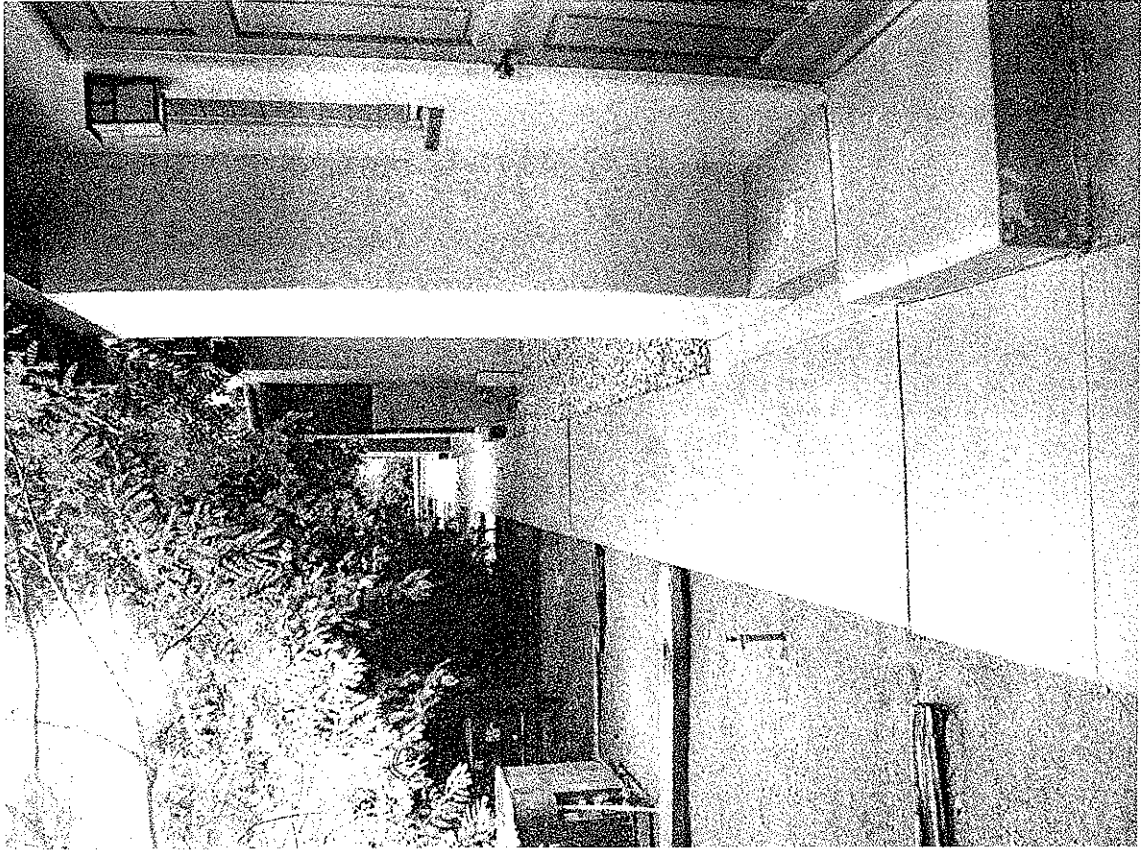
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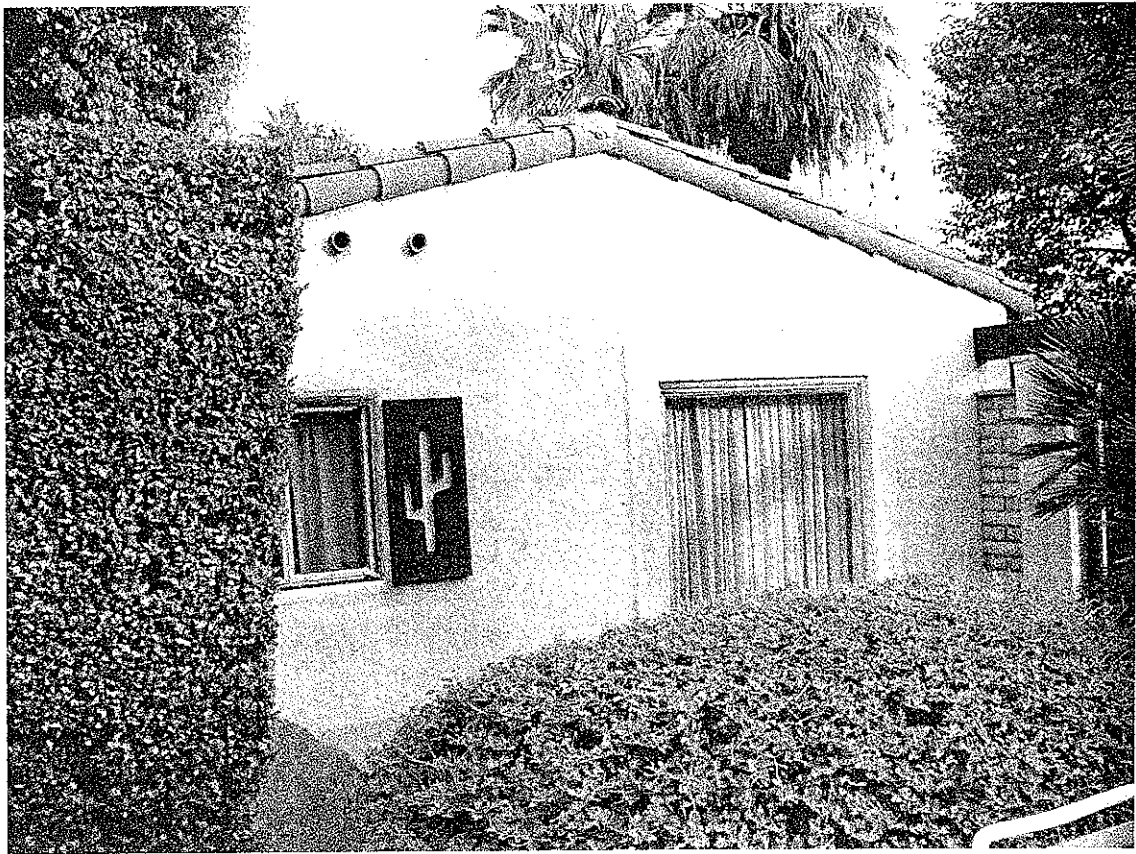
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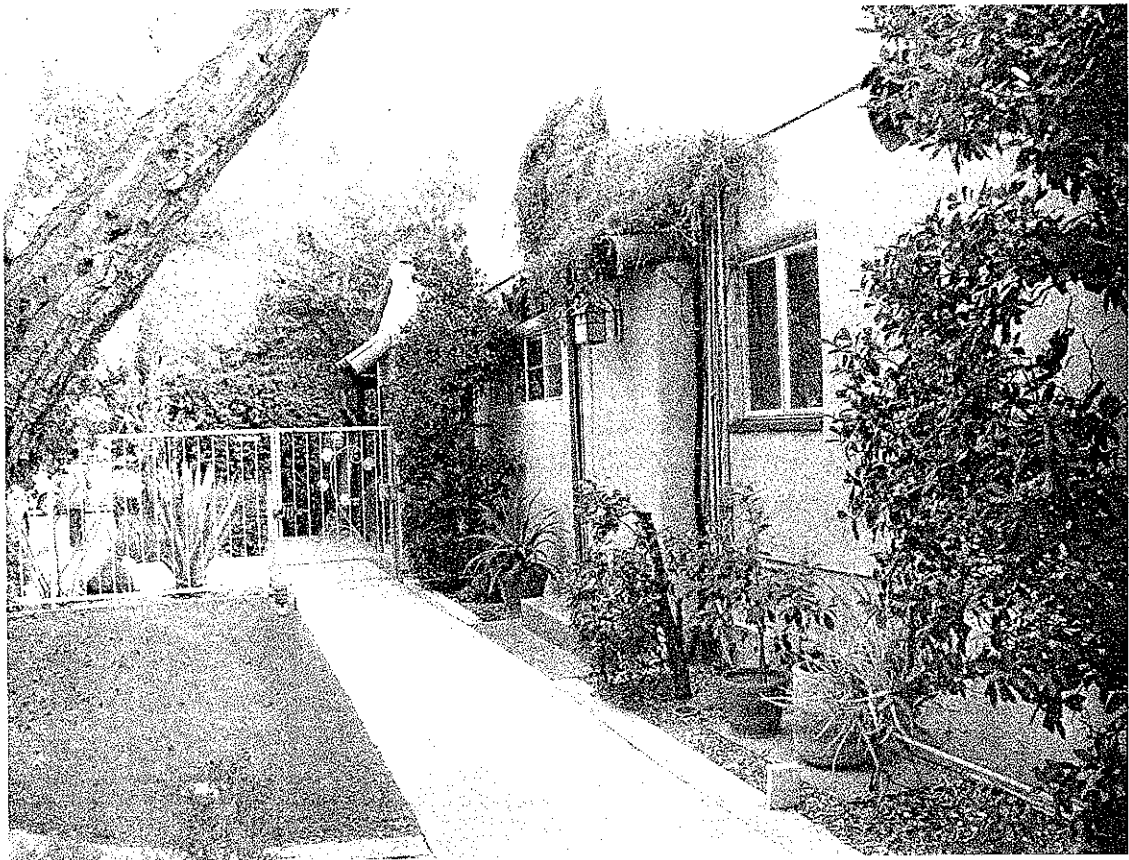
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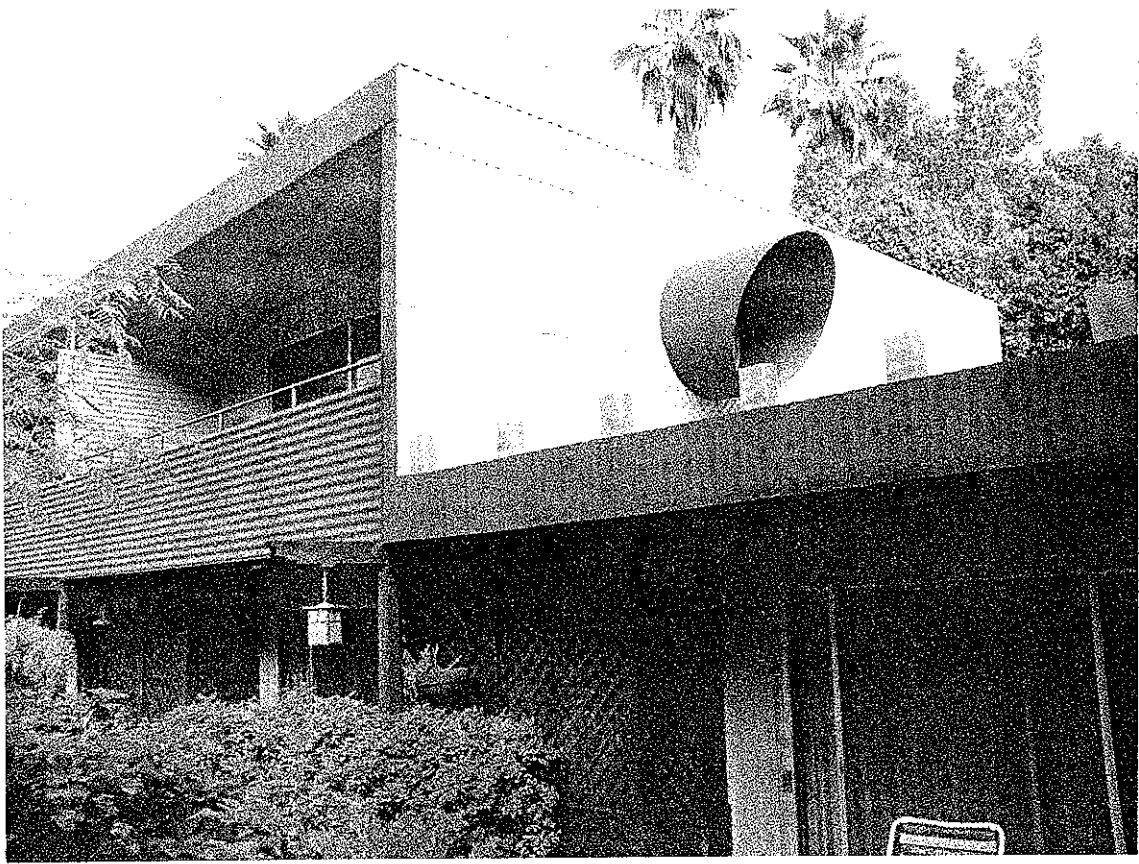




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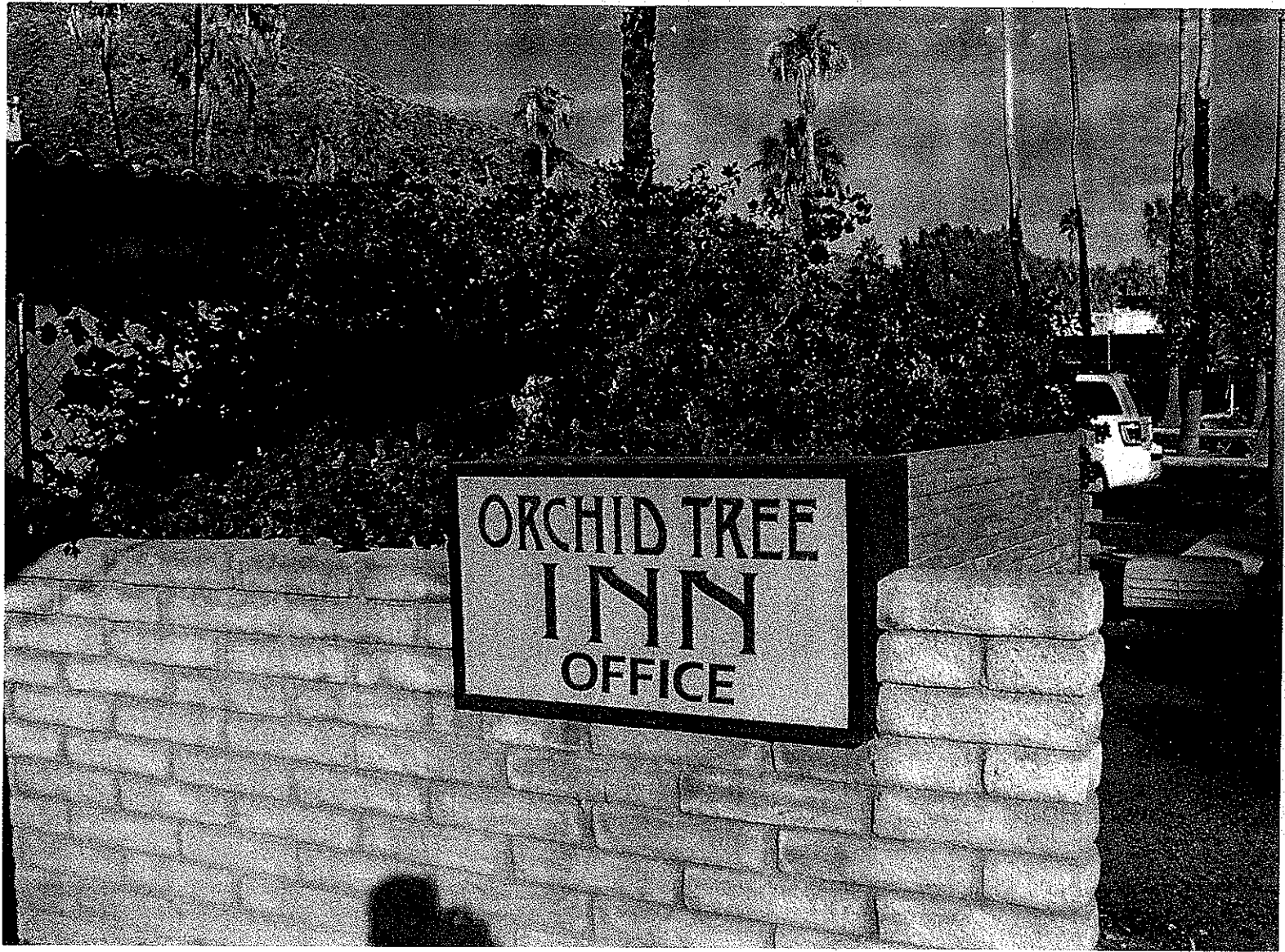
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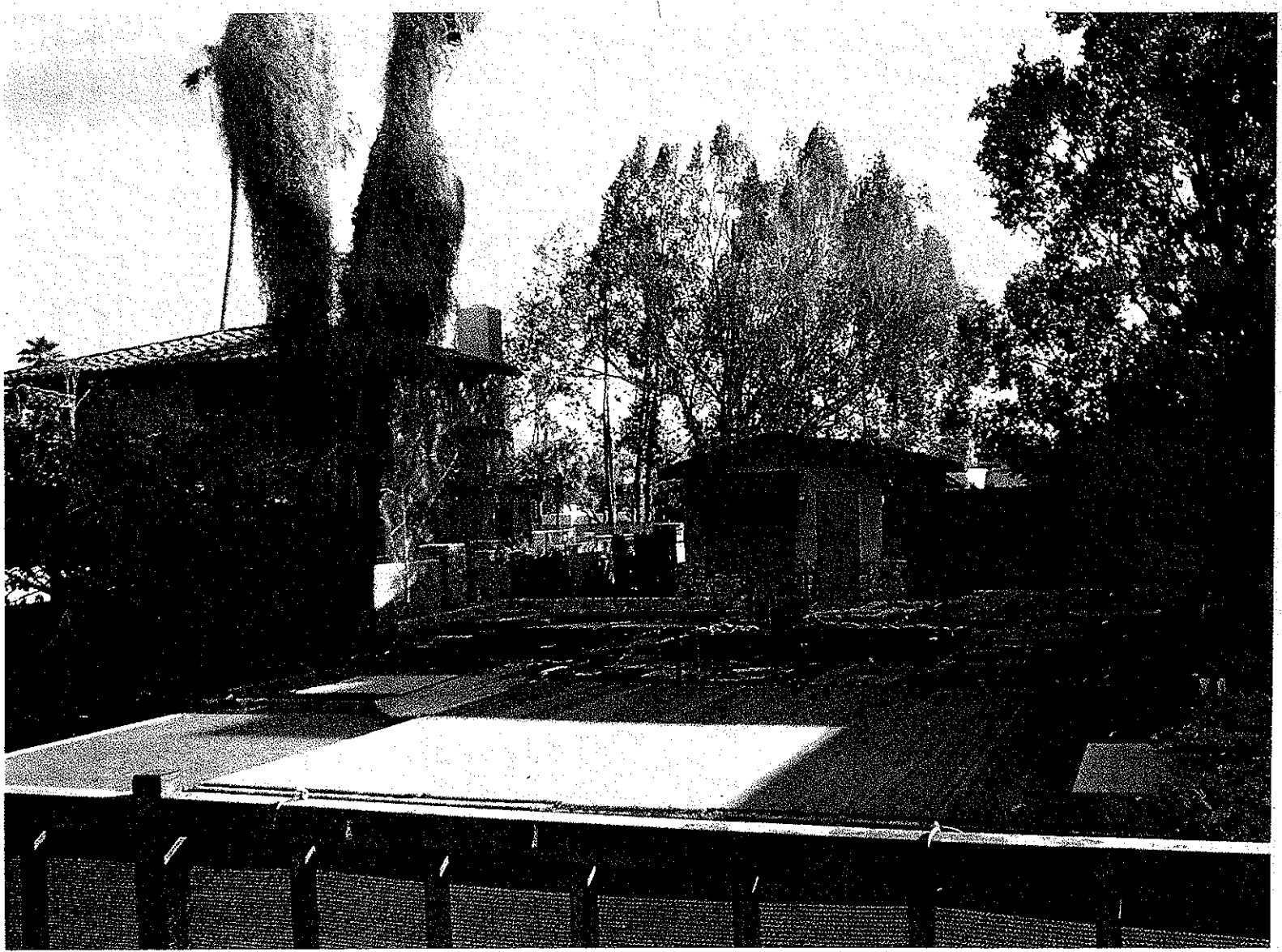


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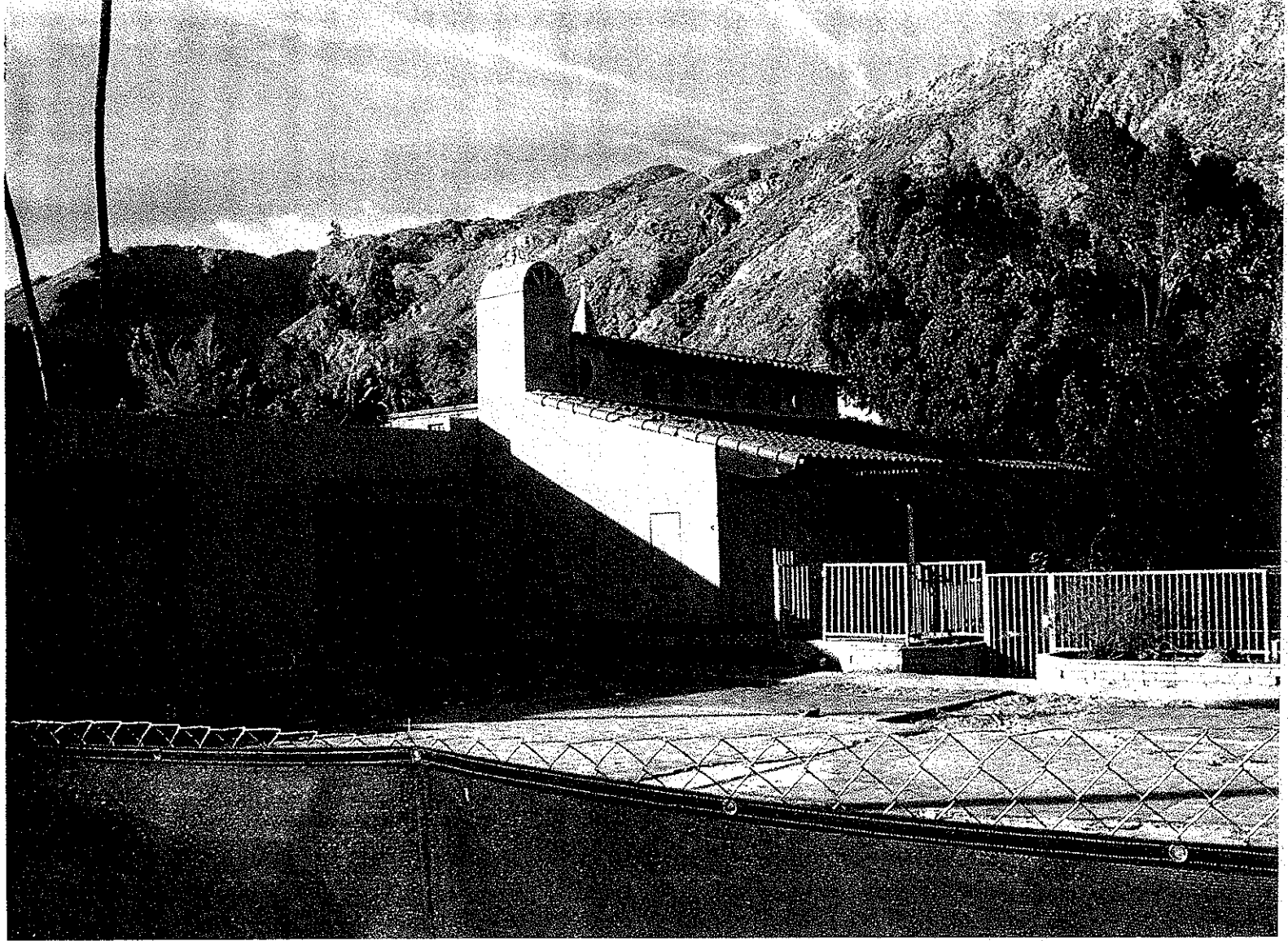


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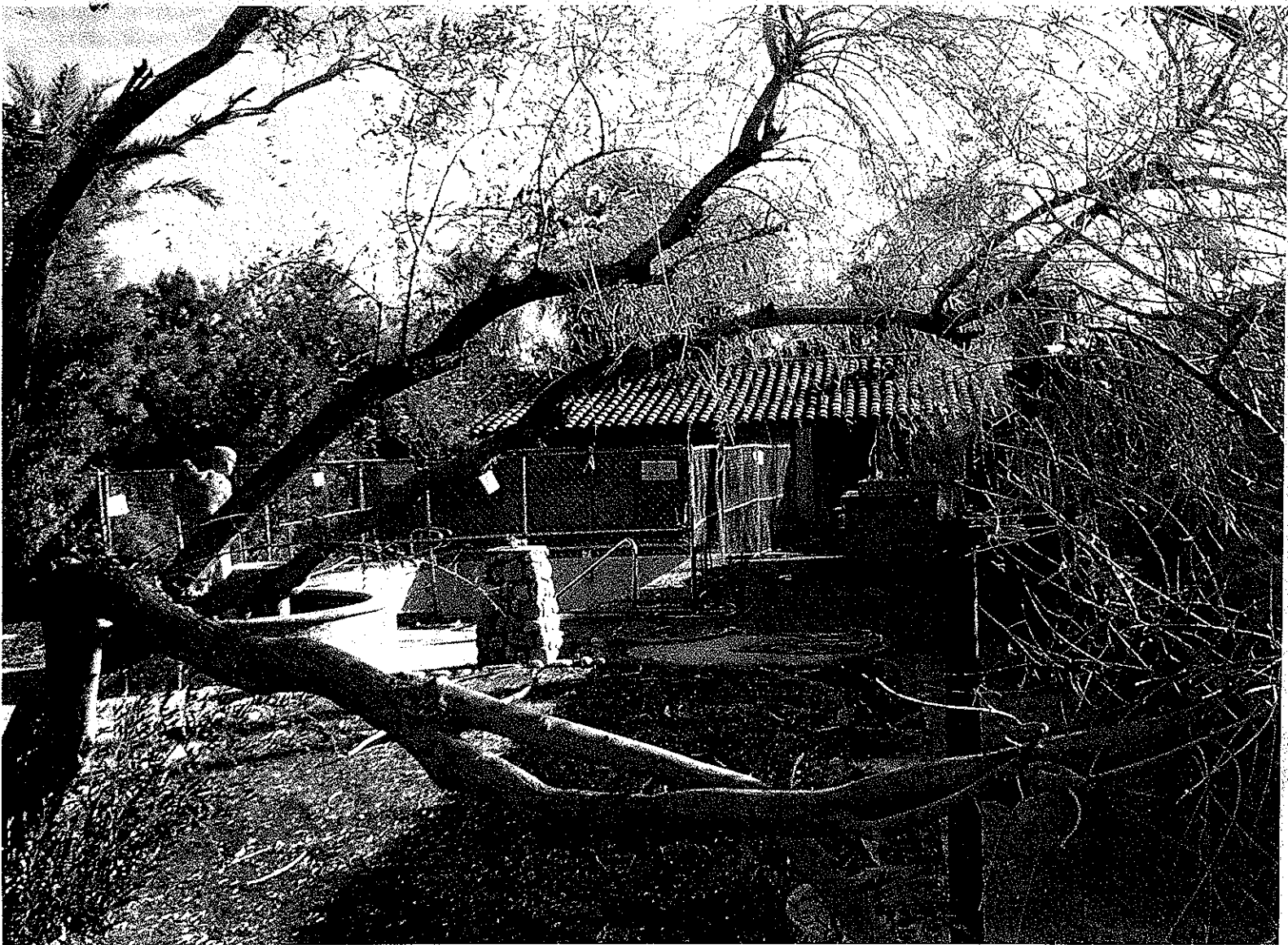




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