



## Historic Site Preservation Board Memo

Date: July 13, 2010

Case No: HSPB - 75

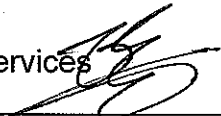
Application Type: Class 1 Designation Application

Location: 948 Avenida Palmas

Applicant: Dr. Jane Smith

Zone: R-1-A

APN: 507-164-001

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

The HSPB at their June 8, 2010 meeting continued the above application to allow the Board to review additional information and resolve certain questions or clarifications related to the property and application. The information was transmitted electronically to the Board on July 1, 2010 and is attached to this memo. The questions and clarifications which were raised by the Board, with staff's response, are as follows:\

1. What is the correct name of Dr. J. J. Kocher?
  - A. According to the records on file, the correct name is Jacob John Kocher. Excerpts from original title transfers confirm the name:

JACOB JOHN KOCHER, ET AL	)	1937
PC	)	
SEC. TITLE INS. & GUAR. CO.	)	

IN CONSIDERATION of Ten and no/100 (\$10.00) Dollars, JACOB JOHN KOCHER and CLARETA M. KOCHER, his wife, do hereby grant to SECURITY TITLE INSURANCE AND GUARANTEE CO. RATE, a corporation, all that Real Property situated in the County of Riverside, State of California, described as follows:-

and

WITNESS our hands this 23rd day of <u>March, 1937.</u>	
Jacob John Kocher	1937
Clareta M. Kocher.	

2. Recent improvements to the property are described in the application and staff report as a "restoration".
  - A. It is better identified as a renovation.
3. Chimney caps are not original.
  - A. The chimney caps on the original building were not of a single design or configuration. The current caps mimic one of the styles originally used.
4. Are shutters part of original design of the second story?
  - A. Early photos do not show shutters, but the applicant states that shutter dogs were found on the building at most windows.
5. Was Dr. Kocher the community's first physician?
  - A. It will depend on the criteria used to support that claim. Dr. Kocher does appear to have been one of the earliest established physicians in the community, including operating a pharmacy
6. The house is incorrectly described as an Andalusian farmhouse.
  - A. It is better described as a Spanish Colonial Revival, with Andalusian farmhouse characteristics.
7. The building is identified in the application materials and staff report as a "replica".
  - A. It is not a replica, but can be identified as influenced by Andalusian architecture.
8. The property's reference name is to be determined:
  - A. Jacob John Kocher Residence; Cary Grant Estate; "Las Palomas". There is no stated policy in this regard; the applicant proposes "The Cary Grant Estate".
9. Should living persons be included in a historic analysis (e.g. Dr. Jane Smith)?
  - A. There is no stated policy on this question; the Board may indicate in the adoption of a resolution which names it wishes to consider relevant to the property's historic status.
10. Additional integrity analysis is required.
  - A. "Integrity" is the ability of a property to convey its significance. While many elements can be considered in the evaluation of integrity, the subject property primarily conveys its significance by how it presents itself as the original design and construction of Dr. Kocher and by the occupancies of its subsequent owners. While the site and structure have been modified over the years in ways that remove them from their original setting and appearance, the underlying layout, structure and architecture are generally preserved.

The applicant has provided a detailed description of the work undertaken over the past ten years (see pages 9 – 11 of attached application). Much care appears to have been taken with the renovation such that the structure and grounds generally reflect the original design and details. Certain actions have been taken, however, which are departures from the original building:

- Additional pergolas have been added to complement a single original pergola
- Exterior color trim was originally yellow; is now blue
- Original shutters were replaced with a design found on another historic home in the area
- An original patio area was expanded using similar slate materials
- The original garage, converted to an exercise room in the 1970's / '80's, was remodeled into a "great room", with new exterior French doors added on three sides.
- A two-car carport construction in 1998 was converted to a studio / office with French doors leading outside.
- Wooden entry gates have been replaced with iron gates.
- Landscape materials have been updated and replaced with more drought-tolerant plant materials.

Most of these changes are cosmetic and could be removed, altered or replaced. The major changes are the conversion of the garage and carport, which introduced uses, materials and features that did not entirely complement the original design; however, even these conversions could be reversed at any time. The most recent modifications have been directed at either restoring the original architecture or returning the overall look to a single style.

In summary, the structure and grounds cannot be said to have been restored to their original appearance. However, given changes that have occurred to the building over time, the recent renovation has revived the architectural integrity of the structure and re-established the overall character of the site as an Andalusian-infused Spanish Colonial Revival design. Further, the current conditions reflect much of the look during the occupancy of its notable owners, particularly Dr. Jacob Kocher and Cary Grant.

Staff continues to recommend that the HSPB recommend to the City Council designation of the property at 948 Avenida Palmas as a historic site, with Class 1 status. A draft resolution is attached.

Attached

1. Draft Resolution
2. Application Information
3. Staff report, June 8, 2010

RESOLUTION NO. \_\_

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 928 NORTH AVENIDA PALMAS AS A HISTORIC SITE, CLASS 1 – HSPB 75.

WHEREAS, in 1927, Dr. Jacob John Kocher commissioned the construction of the single family dwelling at 928 N. Avenida Palmas; and

WHEREAS, the defining characteristics of this home are its Spanish Colonial Revival design, with Andalusian farmhouse characteristics, including white-washed walls, red clay tile roof, wooden mullioned windows and doors, wood and iron balcony, heavy exposed beams and numerous features within the dwelling that continue the style throughout the structure; and

WHEREAS, the dwelling has been occupied by several notable people, including Dr. Jacob Kocher, actor Cary Grant, body-builder Frank Zane and author / advocate Dr. Jane Cowles Smith; and

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

WHEREAS, the current property owner, Dr. Jane Cowles Smith, filed an application 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 property at 948 Avenida Palmas as a historic site was issued in accordance with applicable law; and

WHEREAS, on June 8, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Cary Grant Estate as a historic site; and

WHEREAS, the designation of the property shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the property 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.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *That the property located at 928 N. Avenida Palmas is associated with lives of persons who made meaningful contribution to national, state or local history.*

Several owners of this property have made meaningful contributions to national, state or

local history. Dr. Jacob John Kocher was the City's first physician and served on a number of the community's early civic organizations. Cary Grant was and remains one of the most recognizable names in movie stardom and, at this time, lived longer in the house than any other owner. Frank Zane is well-known in the body-building industry, competed at the highest levels in the sport, and established his health and body-building business in Palm Springs while living at the property. Dr. Jane Cowles Smith consults widely on health issues has published books on health and pain management.

Section 2. *That the property reflects or exemplifies a particular period of the national, state or local history; or*

The Spanish Colonial Revival style of the property reflects the architectural design trends of the 1920's and '30's which recreated the rancho hacienda lifestyle of the early Californios. The Andalusian farm house style of this property uniquely represents the relaxed rural atmosphere of the past. Recent renovations have introduced cosmetic alterations to the original site and structure; however, they do not adversely affect the underlying structure. The overall condition of the property reflects the general setting and character of its identity as an early / mid-20<sup>th</sup> century California hacienda.

Section 3. *That the property embodies the distinctive characteristics of a type, period or method of construction;*

The property possesses excellent architectural features common to a Spanish Colonial Revival style house of the 1920's, with certain added elements to suggest an Andalusian farm house, including chalet-styled roof, barrel roof tiles, wide roof overhangs, thick white-washed walls, wood mullioned windows of varying sizes, and original iron hardware and fixtures.

Section 4. *That the property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*

The designers of the original structures are not known. It is likely that architect Wallace Neff designed a second-story addition to the garage, but this has not been established with certainty. Nevertheless, the property is a full and sensitive renovation of the original site and structures, as well as a handsome and artistic example of the estates that defined luxury living in Palm Springs.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the property located at 928 N. Avenida Palmas, Palm Springs, California as a Historic Site, Class 1 subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future modifications of the existing structures, as well as any new construction or any modifications to lighting, walls, and fences shall require HSPB review pursuant Municipal Code Ordinance 8.05.180.

3. All requirements of the Palm Springs Zoning Code shall be met.
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. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this \_\_\_th day of July, 2010.

AYES:                     —  
NOES:                     —  
ABSENT:                 —  
ABSTENTIONS:         —

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services  
Historic Site Preservation Board Secretary



*John J. Kocher Residence  
The Cary Grant Estate - "Las Palomas"  
928 North Avenida Palmas  
Palm Springs, California*

Prepared for:  
HISTORIC SITE PRESERVATION BOARD  
City of Palm Springs  
Department of Planning Services  
3200 East Tahquitz Canyon Way  
Palm Springs, California 92264

Prepared by:  
Dr. Jane Cowles Smith, Owner  
Tel.: (760) 322-1040

Proposed HSPB No 75

CITY OF PALM SPRINGS Department of Planning Services

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/nrb16aD>; and "How to Apply the National Register Criteria for Evaluation" (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15D>;

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.

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**1. Property Information**

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Historic name: John Jacob Kocher Residence  
Popular names: Cary Grant Estate - Las Palomas"  
Address: 928 North Avenida Palmas  
Assessor parcel number: 507-164-001  
Owner's name: Dr. Jane Cowles Smith Family Trust  
Owner's Address: 928 North Avenida Palmas  
Palm Springs, California 92262  
Telephone:- 760.322.1040  
E-mail address:janesmith48@yahoo.com

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**2. Classifications**

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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 1	Non-contributing 1	Building(s)
		District
		Site
		Structure
		Object
1	1	TOTAL

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

### 3. Use or Function

Historic use or Function: Single Family Residence

Current Use or Function: Single Family Residence

### 4 Description

Architect: Unknown; Builder: attrb: Alvah Hicks  
 Construction Date and Source: 1927  
 Architectural Classification: Single Family Residence  
 Construction Materials: Double wall lath and cement plaster<sup>1</sup>  
 Foundation: Concrete footings and slab.  
 Roof: Red double-laid handmade terra cotta barrel tile supplied by Gladding McBean.  
 Walls: Whitewashed double cement plaster  
 Other: Ceilings: Redwood beam  
 Floors: Oak plank in Bedrooms; Terra cotta pavers in living room

#### Building Description:

The structure exemplifies the simplicity of the Spanish Colonial architecture influenced by that found in Andalusia, in Southern Spain. The building's most dominant feature is the large west-facing, gently-sloping asymmetrical gable-end roof shape with a balcony suspended from the roof beams. This wide and unusual two-story facade is unusual in Spanish

<sup>1</sup>"Stucco" is the common term for cement plaster, is a popular exterior finish for buildings. It provides an economical hard surface that is rot, rust, and fire resistant, which can be colored and finished in a wide range of textures to adorn any architectural style.

architecture and is more often seen in Swiss buildings. The gabled roof element conceals the two wings, centered on a swimming pool and fountain that are located within the u-shaped courtyard, a modified hacienda plan. The south wing takes the form of a shed roof, an element commonly found in Andalusia. The north wing was originally flat roofed and contained a two-car garage, and a flat roof deck. Early photographs show a tented sleeping enclosure on this roof which was accessed from a stair on the south wall.

Centered on the front facade is an open breeze way with a heavy beamed ceiling and cobblestone paving. It serves to shelter the main entrance to the public rooms and also provides access to the sleeping quarters in the south wing, and the courtyard. The breeze way is secured both east and west by lockable double decorative wrought iron gates. Early photographs show the gates as being made of wood.

This two-story street-facing element contains the house's public areas - Living, Dining and Kitchen - as well as one guest room. Centered above the breeze way is the master bedroom suite that is accessed via an interior stair from the Living room. The double height Living Room is approximately forty feet wide; it is the interior's most spatially unusual feature. It is accessed from the breeze way through a foyer that leads to the living room with its exposed heavy timber roof framing system. An oversized fireplace is flanked on both sides by double French doors that lead to the courtyard. The floors are terra cotta tile pavers. Built-in redwood double book cases flank the foyer. The far north wall has a raised tile window seat located below double sets of windows with another built-in book case at one end and a recessed telephone nook. All of the original lighting fixtures were fabricated from wrought iron. A decorative redwood and wrought iron staircase leads to the second story master room suite. The master bedroom suite is double-height, with two redwood tie beams spanning below the center ridge. The suite has original oak flooring and a fireplace with an original granite hearth. French doors on the east and west walls provide access to the exterior balconies. Originally, the east balcony was connected to the courtyard via a stair, that has since been removed. Within the bedroom, a doorway leads to a small anteroom for entry into the master bathroom. The walls are tiled with original Talavera tile, and the tub, shower, sink and commode are original. Off the anteroom is a large dressing room consisting of built-in drawers, clothes rods with east and west-facing windows, a redwood ceiling and original light fixtures. A decorative south-facing dormer window rests above a redwood door leading to storage under the eaves.

The kitchen, which has been updated, is located off of the living room has an original Talavera tile stove hood. The ceiling is double height with built-in open shelving for display or storage. A French door from the kitchen opens on to the courtyard where casual meals are served at an outdoor table.

The courtyard features a fountain, pool and two timber pergolas (the south one is original) that are covered with mature bougainvillea and catsclaw vines. A short hallway from the kitchen lead to a half bath. Another French door to a cactus garden. Proceeding through the passageway, a former laundry room has been redesigned into a full wet bar utilizing discarded original doors and period items from the house. The doorway from the bar area leads into the former garage which has since been redesigned into a "Great Room." (See details under "Restoration Photographs").

The south wing is a shed-roofed structure that contains the other guest bedrooms and bathrooms. This wing consists of two bedrooms which are accessed from the cobblestone breeze way via hallway with a rare ceiling of flat red Gladding McBean tiles placed between peeled pine timbers. The bedrooms each have corner fireplaces and hearths. The full bathrooms have sunken tubs with original Talavera tiles and original plumbing fixtures. A collection of original tiled bathroom accessories including robe hooks, soap and toothbrush holders remain intact.

From the hallway, an exterior arcade to the courtyard is accessed through sets of double French doors. The original eucalyptus log pergola is covered with yellow-blooming catsclaw vines and paved with flat red Gladding McBean tiles. All of the interior doors are redwood with original wrought iron circular-shaped handles. All of the interior and exterior lighting fixtures are original. The home is furnished with period antiques that compliment the building's architectural style.

All exterior walls measure approximately twenty-four inches thick, and are built of cement plaster on wood lath applied to wooden studs. This construction technique creates an interior airspace that serves to mitigate both cold and hot ambient temperature extremes. The exterior white-washed walls are surmounted by the gabled roof finished with red clay roof tiles made by the Gladding McBean and Company. Below the gable ridge is a wood and iron balcony is duplicated on the east-facing facade as well. Original windows are multi-lite wood casements and the wooden exterior doors are of various sizes and shapes. Working wood shutters provide further protection from extreme heat and cold. Photographs of the house during the years of Cary Grant's occupancy show the house to be trimmed in yellow, but today all of the trim is painted blue.

#### Description of Site

The site is a 1.5 acre lot situated within the Las Haceniditas Tract No.2. The house is situated the lushly landscaped one and one-half acre site that contains roses bushes and citrus, date and olive trees. The well known early Palm Springs pharmacist, physician and civic leader, Dr. John Jacob Kocher, purchased the property in 1927 and built what was to become one of Palm Springs' first Spanish Colonial Revival style estates. The property is located near the El Mirador Hotel [1927 Walker & Eisen], Palm Springs first Class 1 Historic site, in surroundings that consisted of open desert, with unobstructed views in all directions.

Two gated driveways lead onto the grounds that are surrounded by white washed block walls. The walls were a later addition built during the time the home was owned by Cary Grant. The construction date is circa 1954. The southern gates lead directly to the main house and carport, while the northern gate is a service driveway. The gates are double wrought iron gates flanked by slumpstone columns, each topped with a wrought iron light fixture. The grounds include numerous mature deciduous trees, palms and fruit trees, rose and cactus gardens and expansive lawns. The house was sited to respond to the local climate, featuring gently sloping roof overhangs that provide shading to maximize the east-rising sun and minimizing southerly hot temperature exposures.

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**5. Criteria** (Check one or more boxes for the criteria that qualifies the property for listing.)

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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 to 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.

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## 6. STATEMENT OF SIGNIFICANCE

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This large Spanish Colonial style residence, located in what is now known as the Movie Colony neighborhood was built as a permanent home for Dr. John Jacob Kocher (c.1884-1938) a California-born, Stanford-educated physician who began his medical practice in Palm Springs in 1917. Kocher and his wife Claretta originally lived in near the Cree Ranch on Palm Valley Road in Cathedral City. Later they built this unusual Spanish<sup>2</sup> style home closer to town.

In a small adobe building directly across the street from the Desert Inn, Kocher established a pharmacy called the "Mortar and Pestle. The "desert doctor," as he became known, served a clientele that included most of the local citizenry, both Native American and Anglo. His reputation as a doctor spread throughout the valley and he was called upon to perform surgery, deliver babies, and otherwise attend to the well being of the citizenry. During World War I he headed both the local Rations and Price Control Boards, and when the Palm Springs Board of Trade was formed in 1918, Dr. Kocher became its first president, a position that translated as roughly equivalent to Mayor after the city was incorporated in 1938. After Dr. Henry Reid came to town Kocher retired from his medical practice to concentrate on his real estate investments. Kocher had wisely invested in the land that would become the Movie Colony and downtown Palm Springs.

The house was subsequently owned by a Dr. Baldwin, about whom little is known, Later still, it was owned by Los Angeles entertainment attorney Stanley Fox, whose most famous client was film star Cary Grant. Important Southern California architect Wallace Neff<sup>3</sup> was retained by Fox to add servant's quarters over the garage. Neff was a personal friend of both Fox and Cary Grant and later remodeled Grant's Bel-Air home at 10615 Bellagio Road in 1956<sup>4</sup>. Neff designed a second floor addition (consisting of 2 bedrooms and 2 baths) above the former garage, by replicating the form of the gabled-roof of the original design. In 1954, Fox sold the house to Grant and his new bride, the actress Betsy Drake. During Grant's ownership of the house, he completed two of his most memorable films, *To Catch a Thief*, and *North By Northwest*. By the time Dr. Smith acquired the property, the Neff addition was a jumble of odd walls, doors and conflicting floor surfaces left over from the previous owners' activities.

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<sup>2</sup>The building's style has been variously described as "Spanish Eclectic," "Mediterranean Spanish Eclectic - Monterey Revival" a "two-story replica of a nineteenth century Andalusian farm house;" a "literal copy of a 19th-century Andalusian Spanish Farmhouse;" and a "spacious Mexican adobe-style vacation villa." The building has little overt Moorish detailing that would connect it with the Andalusian tradition.

<sup>3</sup>Similarities with two Neff projects - his 1914 sketch of a French farmhouse and a design for F. N. Cole's Los Angeles home in 1939, have led to speculation that the house was originally designed by Neff, but this attribution is not borne out by research into Neff's known projects. The building's original designer remains unknown, but it is likely that it was built by Alvah Hicks, a local contractor associated with the construction of many of the early Spanish-style home in Palm Springs.

Upon purchasing the house, Grant, who was its most famous occupant, renamed it "Las Palomas" (this translates as "the Doves" or "the Pigeons") either as a statement of his then newly-wed status, or as a comment about the wildlife in the neighborhood. Grant also added the front wall with its mailbox replica of the house's front facade. Biographer Mark Elliot describes how the Grants used the house: "the outdoor patio had what he referred to as 'the conference table', a large area with a tamarisk tree in the center of it, around which Grant could read scripts and Drake could read, write and paint. The daily routine they established - what Drake called their excursion into the art of living in simplicity - was to get up early, ride across the desert to see the sun rise, then return to the house and prepare a breakfast of coffee, eggs, and bacon. Most days Grant spent at least an hour swimming. He hadn't done regular laps since his days living at the Malibu beach house that he shared with fellow actor Randolph Scott..."<sup>5</sup>

No information has been found regarding the ownership of the house between 1972 and 1988 when it was purchased by professional body builder Frank Zane (1942-present) who held titles as Mr. Olympia, Mr America, Mr Universe, and Mr World. Zane converted the former garage into a private gym that today has been altered to serve as the Great Room. In 1998 Zane sold the house to the current owner Dr. Jane Cowles Smith who embarked on a restoration supervised by Marty Newman of Historic Southwest Interiors.

The building has been determined eligible for listing at the local level on the National and State Registries and has been listed on the 2006 work program for the Historic Site Preservation Board, although no official action has yet been taken.

### Findings:

**Criterion 1, Events:** As evaluated in the 2004 Citywide Survey, the Kocher residence is significant as an example of the building development that occurred in Palm Springs in the late 1920s and is considered an interesting and important example of residential architecture within that context, thus qualifying it for listing on the Palm Springs Registry of historic sites.

**Criterion 2, Persons:** Properties eligible under this Criterion are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. In this case, the building qualifies for listing on the Palm Springs registry of historic sites under this criterion for its association with Dr. Kocher who built the home. Kocher is a person of significance in early Palm Springs history. Actor Cary Grant's ownership for some eighteen years is interesting, and has made the building famous, but is a secondary connection unrelated to the building's origins. Grant so liked Palm Springs that he hoped to eventually live there year-round. As it turned out, this remained a second home until he sold the house in 1972. Since this criterion generally applies to properties associated with individuals whose activities are demonstrably important within a local, State, or national historic context and whose association with the property illustrates (rather than commemorates) that person's important achievements, it would not qualify for listing based upon Grant's ownership as a second home.

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<sup>5</sup> Scott also maintained Movie Colony residence nearby at 333 Tamarisk.

**Criterion 3** (Describes how the property exemplifies a particular period of national, State or local history.)

This criterion closely parallels Criterion 1. The Kocher residence is significant as an example of the building that reflects or exemplifies the period of national, State and local history when Palm Springs was evolving from a village to a small town in the late 1920s and is considered an interesting and important example of residential architecture within that context, thus qualifying it for listing on the Palm Springs Registry of historic sites

**Criterion (4)** Embodies the distinctive characteristics of a type, period, or method of construction. As a distinctive example of Spanish Colonial Revival architecture with some Andalusian influences, the Kocher residence exemplifies the prevalent type, period and method of construction that was characteristic of Palm Springs' early development of homes of the wealthy professional families.

**Criterion 5** (Represents the work of a master, or possesses high artistic values.) "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. The original building designer is unknown, thus disqualifying it as the work of a master. The building nonetheless qualifies under this criterion because its singular design may be said to possess high artistic values.

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## 7. Integrity Analysis

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In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building / site 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. An analysis of the Building / Site/ District's integrity based upon the criteria in this section, follows:

### Description of alterations and restoration.

The building remained largely unchanged during its first quarter-century. The walls surrounding the property were built by Cary Grant circa 1954 to assure his privacy. He soon commissioned Walter Neff to complete the two bedroom, two bath addition above the garage. After the property was purchased by Frank Zane, the garage was converted to an exercise studio, and a carport was built along the south side of the house. Neff's addition borrowed the sloping roof form of the main facade.

Following the purchase of the house by the current owner, it was extensively restored and is documented as follows: According to Dr. Smith, in 1998, the majority of the original structure was intact, but had been neglected and was in disrepair, particularly due to outdated electrical and plumbing systems. The landscape was overgrown resulting in the structure being essentially surrounded by dirt. The five fireplaces were stuffed with insulation and non-functional. The HVAC system was dated and faulty. The balconies were loose from the structure and the chimneys had metal caps that were not authentic to the period of the house's origins. Redwood had been painted and required that it be stripped back to original

condition. The trim on the house was peeling blue paint. More than eleven years of detailed effort was expended to address the house's problems and restore it to its near-original condition.

The goal of the restoration to make it as historically correct as possible. Experts in Spanish architectural restoration were sought-out, including stone workers, blacksmiths, masons, tile restorers, clay tile roofers, wood workers, fireplace consultants, painters, plumbers, electricians and many other trades who brought back the life of simple beauty of the Andalusian design and details. Research and consultation with Spanish restoration expert Marty Newman and others assisted Dr. Smith, who has previously restored other historic estates. Modern material substitutes were avoided so as to not destroy the unique hand-constructed qualities that would disqualify the building as historic. Both the interior and exterior historic details were considered to be of equal importance to the building's restoration. Missing wrought iron fixtures were either sought-out or recreated based upon photographic evidence including the lanterns atop the driveway pillars.

In order to retain the original hand-troweled cement plaster details, traditional white wash has been applied and updated regularly for interior and exterior walls. The original shutters were missing, but the handmade "S" wrought iron shutter holders remained. Elsewhere, on other Spanish style homes in the neighborhood, research located shutter holders wrought and signed by the same blacksmith. At the George Heigho Residence / "Invernada," which was designated as a Class 1 historic site in 2008, working shutters were located, copied and mounted at Las Palomas to be held in place by the original existing wrought iron shutter holders. Based on photographs of traditional Andalusian architecture, the shutters, windows and house trim were painted the shade of blue typically found in the region.

Since the original slate work near the courtyard was minimal, matching slate was found and the patio extended by creating decorative walkways. The aged swimming pool which was not original to the property, was updated in 2008 with a new saline filtration system, and a new cement plaster lining with 1927-style Malibu tiles placed every 12 feet at the waterline to reflect the period.

In 1998, Dr. Smith converted the 30 x 40 foot exercise studio that Frank Zane had built in the garage into a "Great Room." Replicas of French doors found on the main house were added to open to the pool and garden views on three sides. Concealed structural steel beams were fabricated to provide a column-free interior. The low ceilings that previously showed exposed open ducts and pipes was covered with wood slats and painted white. A three-inch concrete floor was poured to unify a jumbled mismatched floor. A eucalyptus log trellis was copied from the original south trellis and today is covered with bougainvillea that creates a shady porch (see photographs).

For energy efficiency, five separate HVAC units were installed with corresponding zones separated by demising doors to minimize heating and air conditioning in unused areas. Overhead fans are in every room, trees and vine-covered trellises provide further relief from summer heat. Windows are covered in transparent solar film. The working 1-1/2 inch thick window shutters when closed, provide protection from heat and wind as well as providing security. Many of the interior fixtures are original; missing ones were replaced with replicas.



that are historically consistent. The interior furnishings are Spanish or "Early California."

In 1999, all electric and plumbing were brought-up to code throughout the structure. For the landscape, timed sprinkler systems of low-flow water and/or drip irrigation were installed to conserve water. The old growth palms and other trees receive the attention of a certified arborist to properly cut, trim and hand-sculpt the rare collection of mature specimens on the grounds including cactus and rose garden maintenance. Blowers are banned from use to control dust migration. Organic methods are used to decrease excessive nitrogen-filled run-off into ground water and sewers.

In 1998, an existing two-car carport with a red terra cotta tile roof (built after the original garage was converted to other uses) was converted into an outdoor gym. Then, in 2009 it was enclosed and converted into a detached studio/office. Exact copies of Las Palomas French doors were constructed for north and south entry. The floor is finished with terra cotta pavers. All light fixtures for the interior and exterior are replicas. The studio is surrounded by slate pathways and a slate patio which is surrounded by a rose garden that faces the courtyard swimming pool, lawns, palms and other trees. Facing the front driveway, another replica of the eucalyptus log trellis is covered with catsclaw vine and provides a shady two-car parking area.

The landscape is an example of "living art" by virtue of its constantly changing seasons. Within the park-like setting of this estate, many visitors have commented that there exists here a feeling of life in a far-away romantic world of peace and solitude - a refuge from the struggles of reality. The enclosed Stephen Willard photographs were taken of the property during the 1930's.-Additional 1998 to 2010 restoration photographs, illustrate the restoration.

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.

**Location:** The building remains in its original location.

**Design:** The character-defining elements of the original design have survived intact.

**Setting:** The building's setting has changed with the development of nearby properties. What was originally an open and sandy desert-scape has been walled-off and replaced with lawns and driveways.

**Materials:** The subject property retains most of the original character-defining materials and details. In some cases, replacements have been made based upon historic photographs.

**Workmanship:** The original workmanship on both the interior and exterior, as expressed by the wrought iron, clay and ceramic tile, heavy-timber framing, and bare, white-washed cement plaster walls has survived largely intact.

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. Historic and contemporary views of the building's principal facade demonstrate its ability to convey the property's historic character.

**Association.** Association is the direct link between an important historic event or person and a

historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. The intact physical features found on the building's principal facade are largely unchanged from the original, thus qualifying the building's integrity under this aspect.

**Finding:** The building compiles with most of the aspects of integrity and retains a sufficiently high degree of architectural integrity to qualify it for listing as a Palm Springs Class 1 historic site. It remains an excellent example of the early Spanish Colonial Revival architectural history of Palm Springs.

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## 8. Bibliography

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

- Architectural Resources Group. *2004 Citywide Survey*. San Francisco: 2004.
- Bissell, Therese, "Cary Grant, Expressing his retiring side in Palm Springs." *Architectural Digest*, March 2006.
- Belloli, Jay, *Wallace Neff, 1895-1982: The Romance of Regional Architecture*. San Marino: Huntington Library: 1989.
- Clark, Allison, *Wallace Neff, Architect of California's Golden Age*. Hennessey + Ingalls, Los Angeles, 2004.
- Elliot, Mark, *Cary Grant, A Biography*. Harmony Books, New York: 2004.
- Johns, Howard, *Palm Springs Confidential*. Barricade Books, New Jersey, 2004.
- Kanner, Diane, *Wallace Neff and the Grand Houses of the Golden State*. The Monacelli Press, New York: 2005.

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## 9. Geographical Data

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Acreage of Property: 1.5 acres  
Property Boundary Description. Lots 3, 4, 5, and 6, Block "B" Las Hacenditas Tract, Palm Springs, Book of Maps Riverside County, California

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## 10. Form Prepared By

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Name/title: Dr. Jane Cowles Smith, Steve Sobotta  
Organization: Additional Information added.  
Street address: 928 North Avenida Palmas  
City: Palm Springs, California 92262  
Telephone: 760.3221040  
e-mail address: [janesmith48@yahoo.com](mailto:janesmith48@yahoo.com)

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## 11. Required Documentation

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

1. Attachment Sheets

2. Maps

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).

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.

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.



## Historic Site Preservation Board Staff Report

Date: June 8, 2010  
Case No: HSPB – 75  
Application Type: Class 1 Designation Application  
Location: 928 North Avenida Palmas – Cary Grant Estate  
Applicant: Dr. Jane Cowles Smith  
Zone: R-1-B  
APN: 507-164-001  
From: Craig A. Ewing, AICP, Director of Planning Services

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### **PROJECT DESCRIPTION**

An application by Dr. Jane Cowles Smith, owner, to designate the house at 928 North Avenida Palmas known as the Cary Grant Estate as a Class 1 historic site. Such designation would:

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

### **RECOMMENDATION**

That the Historic Site Preservation Board (HSPB) adopt the attached resolution recommending to the City Council designation of the property as historic, Class 1.

## PRIOR ACTIONS

On May 13, 2010, the City received the application for designation of the subject property as a historic site.

## BACKGROUND AND SETTING

### Definition of an Historic Site.

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

(a) *Historic Site.*

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

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

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

### Designation of Historic Sites.

The City Council is authorized to designate Historic Sites.

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

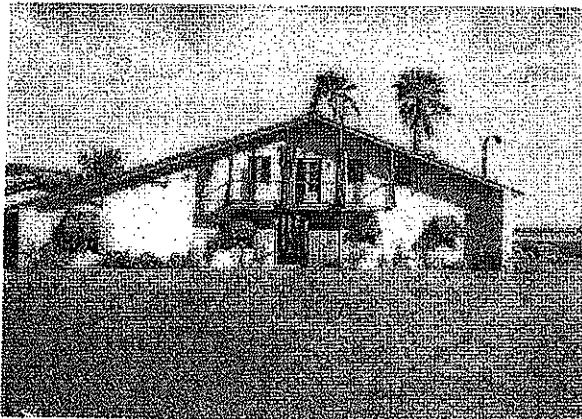
### Conditions that apply to Class 1 Historic Sites.

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

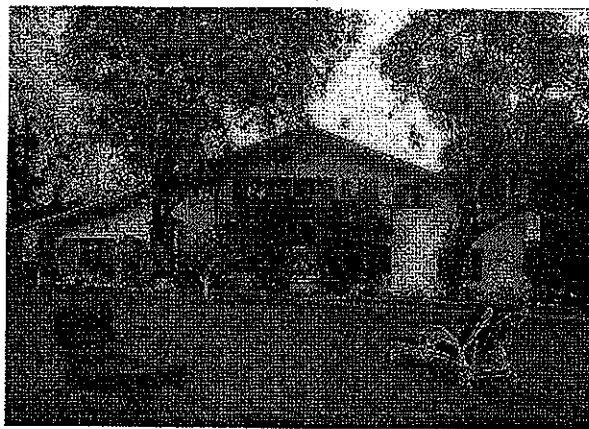
1. It shall meet the definition of an historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A plaque explaining the historic nature of the site will be installed at the site.
7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

### DESCRIPTION AND ANALYSIS

The house is situated on a 67,082 square foot lot (1.54 acres) within the Movie Colony neighborhood. The original house was built in the late 1920's (completed in 1930) as a replica of an Andalusian farm house and reflected the Mediterranean / Spanish style common in Palm Springs during that era; the architect is unknown. According to the County Assessor, the house has an area of 3,884 square feet with an additional 420 square foot garage. According to the application, the house includes a great room; a kitchen; six bedrooms, 5 and one-half bathrooms and a detached studio / office. The addition of a second story over the garage was constructed in 1954.



Front - circa 1930

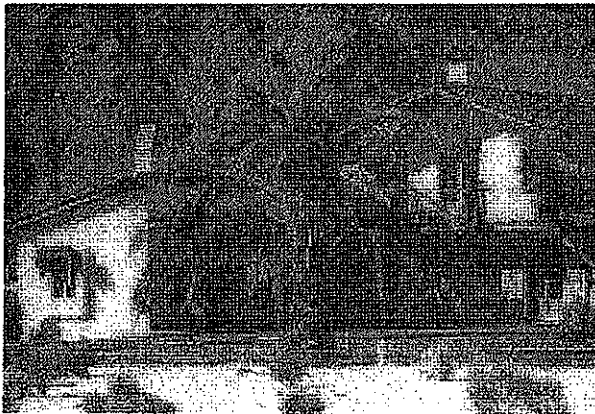


Front - 2010

The house includes many features that represent the style: White-washed walls, red clay tile roof, wooden mullioned windows and doors, wood and iron balcony, heavy exposed beams are found on the building exterior. Inside are further examples of the style, including oak floors, corner fireplaces in a kiva style, redwood ceilings, redwood doors with original iron hardware, original tiles and fixtures in the bathrooms, and original wrought iron lighting fixtures throughout<sup>1</sup>. The site is defined by original features, including decorative entry gates; white-washed slumpstone perimeter walls;

<sup>1</sup> Information regarding the building's interior is provided for descriptive purposes only. The interior of the structure is not subject to regulation under the Historic Preservation Ordinance (Section 8.05.195)

mature trees, including palm and fruit trees; and substantial gardens. A detailed description of the property is provided in the attached application and photographs.



Rear - circa 1930



Rear - 2010

The house has recently been restored including undoing numerous cosmetic alterations to the exterior and interior that had been made by prior owners. However, the basic configuration, design and architecture of the original home appear to have been unaltered over the years. An extensive discussion of the owner / applicant's restoration efforts is included in the application materials attached to this report.

Over the years the house has been owned by several notable people. The site was developed and owned by Claretta and Jacob Kocher in 1927. Dr. Jacob John Kocher (c. 1884-1938) began his medical practice in Palm Springs in 1917 and is recognized as the community's first physician. He opened his practice across from the Desert Inn, and also served on the Rations and Price Control Boards during World War I. In 1918, he was the first President of the Palm Springs Board of Trade (a precursor of the City Council). After retiring from medicine, Dr. Kocher invested in Palm Springs real estate.

The house was sold in 1931 and passed through a number of owners until 1954 when it was purchased by actor Cary Grant. An internationally-recognized movie star since the 1930's, Mr. Grant occupied the house from 1954 through 1972, claiming that he was retiring from Hollywood. However, he made thirteen movies during his tenure in Palm Springs, including "To Catch a Thief", "North by Northwest", "Charade", and his last movie, "Walk, Don't Run", released in 1966. He was married to actress Dyan Cannon from 1965 to 1968. Additional discussion of Mr. Grant's ownership of the house is found in the application materials. Because of Mr. Grant's eighteen year tenure and his extraordinary film career, the property is referred to as the Cary Grant Estate.

Less than a month after the sale to Mr. Grant, a building permit was issued to add a second story to the garage (permit dated May 17, 1954). According to the application materials, the two-bedroom, two-bath addition was designed by architect Wallace Neff, who was a personal friend of the Cary Grant. However, the building permit lists the owner as Stanley Fox, who held title to the property until April 27, 1954. It is possible that Mr. Neff designed the addition, but it cannot be verified from the record.

In 1988, the house was purchased by Christine and Frank Zane. Mr. Zane is a renowned body-builder, having won numerous awards, including Mr. Olympia in 1977, 1978, and 1979. While the Zane's occupied the property, Frank Zane conducted bodybuilding, fitness, nutrition, and motivation seminars around the world. He also operated the *Zane Haven Bodybuilding Learning Center* in Palm Springs.

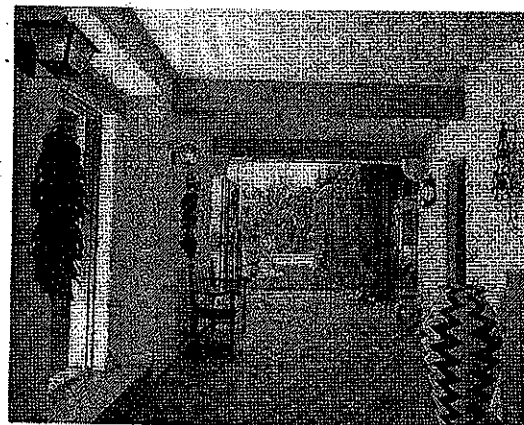
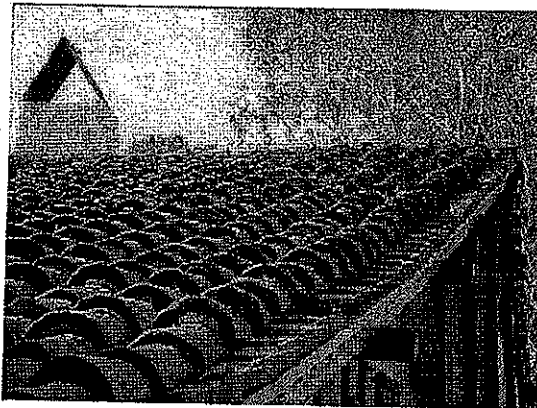
The Zane's sold the property in 1998 to Dr. Jane Cowles Smith (current owner and applicant). Dr. Smith is a cancer therapist and medical journalist, who received a master's degree in education at Harvard University and a Ph.D. in medical education at the University of Southern California Medical School. She has authored two medical books for the general public, "Informed Consent" and "Pain Relief".

### DEFINING HISTORIC CHARISTICS

In addition to the overall plan, design and scale of the dwelling, those portions of the Cary Grant Estate that are good examples of the Spanish style Andalusian farm house, and are contributing factors of this site include:

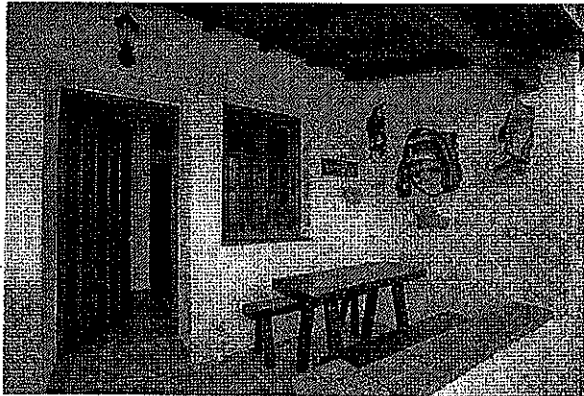
Red clay tile roof  
Heavy, exposed beams  
Wooden mullioned windows / doors

White-washed walls  
Original iron fixtures  
Wood and iron balcony





The original photographs show shutters on some windows and doors, and all have been replaced by the current owner. It should be noted that true Andalusian style typically placed shutters on the inside, as seen in these photographs from southern Spain:



However, the shutters are part of the original design of the estate and they are not uncommon on other Mediterranean / Spanish styles. Further the owner sought out similar Palm Springs properties for the design of the replacements and they appear complementary to the rest of the structure.

The site has had significant landscape modifications since the original construction, but the perimeter wall and gates appear to have been built early in the life of the property, and today mature trees, plantings and other features provide an appropriate setting to the house.

## REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of a historic site: "An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect". Seven other qualities are listed therein and staff notes that in addition to the finding of the basic definition of a historic site, four of the seven qualities, #2, #3, #4 and #5, can also be associated with the Cary Grant Estate, as follows:

- 2. That is associated with lives of persons who made meaningful contribution to national, state or local history.*

Several owners of this property have made meaningful contributions to national, state or local history. Dr. Jacob John Kocher was the City's first physician and served on a number of the community's early civic organizations. Cary Grant was and remains one of the most recognizable names in movie stardom and, at this time, lived longer in the house than any other owner. Frank Zane is well-known in the body-building industry,

competed at the highest levels in the sport<sup>2</sup>, and established his health and body-building business in Palm Springs while living at the property. Dr. Jane Cowles Smith consults widely on health issues has published books on health and pain management.

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

The Spanish style of the property reflects the architectural design trends of the 1920's and '30's which recreated the rancho hacienda lifestyle of the early Californios. The Andalusian farm house style of this property uniquely represents the relaxed rural atmosphere of the past.

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

The Cary Grant Estate possesses excellent architectural features common to a Spanish style house of the 1920's, expressed in a unique farm house design. Barrel roof tiles, wide roof overhangs, thick white-washed walls, wood mullioned windows of varying sizes, and original iron hardware and fixtures are all good examples of the style.

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

The designers of the original structures are not known. It is likely that Wallace Neff designed a second-story addition to the garage, but this has not been established with certainty. Nevertheless, the property is a complete and faithful restoration of the original structures, as well as a handsome and artistic example of the estates that once defined luxury living in Palm Springs.

## CONCLUSION

Both the physical development of the site and the ownership history provide a strong basis for historic designation. The recent renovation yields a site that is in superior condition and makes a very good case for Class 1 status for the entire property. Staff recommends that any structural modifications or additions be subject to HSPB review; changes to plantings are recommended for exclusion from HSPB review.

## ENVIRONMENTAL ASSESSMENT

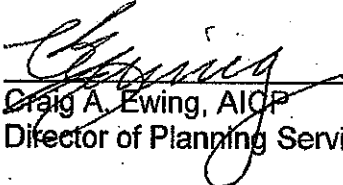
In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

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<sup>2</sup> Mr. Zane won the Mr. Olympia contest in 1977, 1978 and 1979; Gov. Arnold Schwarzenegger won that title in 1970-75 and in 1980.

## NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within three hundred (300) feet of the subject property have been notified and notice was made in a newspaper of general circulation. As of the writing of this report, staff has not received any inquiries on this matter.

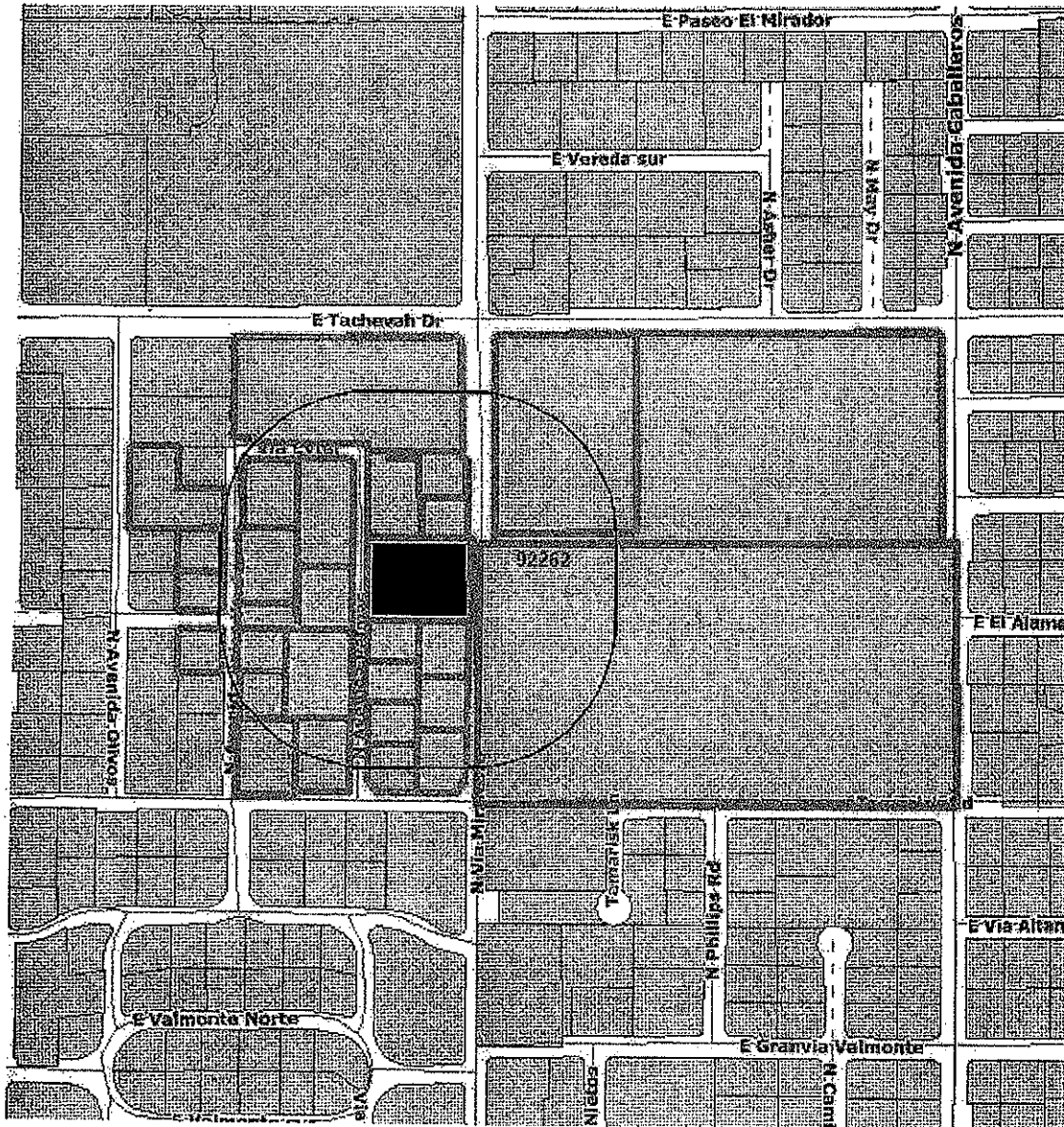
  
\_\_\_\_\_  
Craig A. Ewing, AICP  
Director of Planning Services

## ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Application and Submitted Documents
4. Site Photos



## Department of Planning Services Vicinity Map



### CITY OF PALM SPRINGS

**CASE NO:** HSPB 75

**APPLICANT:** Cary Grant House

**DESCRIPTION:** Application for a Class 1 Historic Site Designation at 928 North Avenida Palmas, Zone R-1-B, Section 11, APN 507-164-001.

RESOLUTION NO. \_\_\_\_

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 928 NORTH AVENIDA PALMAS ("CARY GRANT ESTATE") AS A HISTORIC SITE, CLASS 1 - HSPB 75.

WHEREAS, in 1927, Dr. Jacob John Kocher commissioned the construction of the single family dwelling at 928 N. Avenida Palmas; and

WHEREAS, the defining characteristics of this home are its faithful representation of an Andalusian farm-house, including white-washed walls, red clay tile roof, wooden mullioned windows and doors, wood and iron balcony, heavy exposed beams and numerous features within the dwelling that continue the style throughout the structure; and

WHEREAS, the dwelling has been occupied by several notable people, including Dr. Jacob Kocher, actor Cary Grant, body-builder Frank Zane and author / advocate Dr. Jane Cowles Smith; and

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

WHEREAS, the current property owner, Dr. Jane Cowles Smith, filed an application 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 property, known as the "Cary Grant Estate", as a historic site was issued in accordance with applicable law; and

WHEREAS, on June 8, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Cary Grant Estate as a historic site; and

WHEREAS, the designation of the Cary Grant Estate shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Cary Grant Estate 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.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *That the property located at 928 N. Avenida Palmas is associated with lives of persons who made meaningful contribution to national, state or local history.*

Several owners of this property have made meaningful contributions to national, state or

local history. Dr. Jacob John Kocher was the City's first physician and served on a number of the community's early civic organizations. Cary Grant was and remains one of the most recognizable names in movie stardom and, at this time, lived longer in the house than any other owner. Frank Zane is well-known in the body-building industry, competed at the highest levels in the sport, and established his health and body-building business in Palm Springs while living at the property. Dr. Jane Cowles Smith consults widely on health issues has published books on health and pain management.

Section 2. *That the property reflects or exemplifies a particular period of the national, state or local history; or*

The Spanish style of the property reflects the architectural design trends of the 1920's and '30's which recreated the rancho hacienda lifestyle of the early Californios. The Andalusian farm house style of this property uniquely represents the relaxed rural atmosphere of the past.

Section 3. *That the property embodies the distinctive characteristics of a type, period or method of construction;*

The Cary Grant Estate possesses excellent architectural features common to a Spanish style house of the 1920's, expressed in a unique farm house design. Barrel roof tiles, wide roof overhangs, thick white-washed walls, wood mullioned windows of varying sizes, and original iron hardware and fixtures are all good examples of the style.

Section 4. *That the property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*

The designers of the original structures are not known. It is likely that architect Wallace Neff designed a second-story addition to the garage, but this has not been established with certainty. Nevertheless, the property is a complete and faithful restoration of the original structures, as well as a handsome and artistic example of the estates that once defined luxury living in Palm Springs.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the property located at 928 N. Avenida Palmas, Palm Springs, California ("Cary Grant Estate") as a Historic Site, Class 1 subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future modifications of the existing structures, as well as any new construction or any modifications to lighting, walls, and fences shall require HSPB review pursuant Municipal Code Ordinance 8.05.180.
3. All requirements of the Palm Springs Zoning Code shall be met.

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. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this \_\_\_th day of June, 2010.

AYES:                     —  
NOES:                     —  
ABSENT:                 —  
ABSTENTIONS:         —

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services  
Historic Site Preservation Board Secretary

APPLICATION FOR PERMIT

**BUILDING**

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location  
*928 Avenida Palmas*

Lot *3* Block *B* Tract *Las Haciendas #2*

Owner  
*Stanley Fox*

Contractor  
*W. A. Foster*

Contractor's License No.

Architect

State City

Use and Occupancy  
*Dwelling*

Lot Size

Blg. Footage

Height

Zone

Fire Zone

Fire

Front

Side

Side

Rear

Setbacks

Description of Work to Be Done—Remarks and References

*add Store Room & helps Quarter to garage. Frame d. stucco Tile Roof*

Total Value of Work (including Labor, Material, Wiring, Heating, Plumbing, etc.) *\$2000.00*

PERMIT NO. *6770* PERMIT FEE \$ *26.00*

Owner OR Contractor

By

*W.A. Foster*

DATE *5/12/54*