



# City of Palm Springs

Department of Planning Services

## Memorandum

**Date:** November 9, 2010  
**To:** HSPB Board Members  
**From:** Craig A. Ewing, AICP, Director of Planning Services  
**Subject:** Discussion of Potential Candidates for Historic Designation

Each year over the past few years, the HSPB has discussed its next set of candidates for potential historic designation. In preparation for this year's discussion, the Board recommended the following projects in 2008 and 2009:

### 2009

"Casablanca Adobe" – 590 S. Indian Trail  
Palm Springs International Airport (West Façade) \*  
Town & Country Center – 167-181 N. Indian Canyon Drive \*  
Royal Hawaiian Estates Condominiums – 1774 S. Palm Canyon Drive  
Alexander Home – 1070 E. Apache Road

### 2010

DeBrabant House – 982 N. Avenida Palmas  
Orchid Tree Inn – 261 S. Belardo Road \*  
Palm Springs City Hall (Amendment) – 3200 E. Tahquitz Canyon Way \*  
Cary Grant Estate – 928 Avenida Palmas  
Dr. Stephens House – 645 E. Morongo Road

\* Initiated by the HSPB

As can be seen, the Board recommended five applications each of the last two years, including two each year initiated by the Board. (A sixth proposal was reviewed and rejected in 2009: The Tenney / Simon application for an Alexander home on Navajo Drive.)

While it is reasonable to consider that the Board can process about five applications per year, priority has traditionally been given to property owner-initiated applications. Staff believes the Board should identify its top five priorities from the attachments, but consider that fewer may actually be processed in the coming year.

**Attachments:**

1. Properties recommended for Study – 2007-2008
2. Potential Designation Lists from Board Members (July 9, 2008)
3. Top Properties to Consider for Class 1 Designation (August 4, 2008)
4. Potential candidate for historic Designation – 2008 Vote of the HSPB
5. HSPB Board Meeting Minutes, August 12, 2008 (excerpt)
6. HSPB Board Meeting Minutes, November 10, 2008 (excerpt)
7. The List of 53 Properties as identified by the 2004 Citywide Historic Resources Survey, that was revised and updated as of August 2008

## **Properties Recommended for Study in 2007/2008 and Properties Considered for Recommendation for Study in 2007**

### **The following have been recommended by the Board**

Oasis Commercial Building 101-121 South Palm Canyon Drive	(designed by architect E. Stewart Williams) (Recommended 05/07)
Towne and County Center 174 N. Palm Canyon Drive	(designed by A. Quincy Jones/Paul Williams) (Recommended 12/06)

### **The following has been nominated by the Owner and is in progress**

Casa Cody Inn 175 South Cahuilla Road	(Built 1937) (In Process)
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### **The following are under consideration by the Board for potential recommendation**

Horizon Hotel 1050 East Palm Canyon Drive;	(designed by William Cody) (Potential consideration 9-11-07)
Cary Grant House 928 North Avenida Palmas,	(built 1929-30) (Potential consideration 9-11-07)
Kocher-Samson Building 766 North Palm Canyon Drive	(designed and built in 1934-35 by Albert Frey & Lawrence Kocher) (Potential consideration 9-11-07)
Elrod House 2175 Southridge Drive - 1968,	(designed by architect John Lautner ) (Potential consideration 9-11-07)
Fire Station #4 1300 LaVerne Way – 1971	(designed in 1971 by architect Hugh Kaptur) (Potential consideration 9-11-07)

**Potential Designation Lists from Board members as was  
requested at the June 2008 Meeting for 2009**

July 9, 2008

1. **Palm Springs Airport-** Donald Wexler
2. **Kocher Samson-** Albert Frey
3. **Cary Grant House-** ?
4. **Del Marcos Hotel-** William Cody
5. **Ellwood/Palevsky House-** Craig Ellwood
6. **L'Horizon Hotel-** William Cody
  
7. **\*Dollard Building, Frey & Chambers, 687 N. Palm Canyon Drive, c.1947, site of Jurasky & Associates, APN: 505-302-027**  
(one of the last locally surviving and excellent examples of early streamline moderne)
8. **\*Adagio Gallery Building, William Cody, 191 S. Palm Canyon Drive, c.1948-50, owner: Eric Ellenbogen, APN: 513-143-006**  
(recently vacated and retains much original historic integrity, one of very few William Cody commercial buildings on P.C. Drive)
9. **\*Harold Hicks Real Estate Office Building, E. Stewart Williams, 1345 N. Palm Canyon Drive, c.1956, currently Pacific Union RE, APN: 505-211-013**  
(retains good historic integrity and associated with PS pioneer and RE mogul, developer Harold Hicks)
10. **\*Casa Palmeras, Paul R. Williams, 783 N. Indian Canyon Drive, c.1935, owner: Mike Kilroy, APN 505-286-010**  
(excellent example of early PS Spanish Colonial Revival apartments, adjacent to mixed use Class One sites)
11. **\*Lapham Office Building, Howard Lapham, 666 N. Palm Canyon Drive, c.1960, APN: 505-303-012**  
(remains in near original condition and among Howard and Lawrence Lapham's best modernist commercial architecture downtown)
12. **\*Dinah Shore Residence, Donald Wexler, 432 W. Hermosa Place, c. 1952, owner: David Lee, APN: 505-252-028**  
(excellent example of historic residential architecture w/ high level of integrity and associated with famous persons important to PS history)
13. **\*Palm Springs International Airport West Facade (and Fountain), Donald Wexler, 3400 E. Tahquitz Canyon Way, c. 1966, APN: 677-270-019-030**  
(good historic integrity with International recognition and acclaim) (fountain donated by city pioneer Pearl McManus and made by noted designer)
  
14. Towne and Country Center
15. Cary Grant House
  
16. Keep the properties already chosen.
  
17. Keep the properties already chosen.

## HISTORIC SITE PRESERVATION BOARD

### Historic Properties Nominated in 2006/2007 and Properties considered for nomination in 2007/2008

September 30, 2008

#### The following have been nominated by the Board

Oasis Commercial Building 101-121 South Palm Canyon Drive	(designed by architect E. Stewart Williams) (Nominated 12/12/06)
Towne and County Center 174 N. Palm Canyon Drive	(designed by A. Quincy Jones/Paul Williams) (Nominated 12/12/06)

#### The following has been nominated by the Board and is in progress

Casa Cody Inn 175 South Cahuilla Road	(Built 1937) (In Process)
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#### The following are under consideration for potential nomination by HSPB

Horizon Hotel 1050 East Palm Canyon Drive;	(designed by William Cody) (Potential consideration 10/09/07)
Cary Grant House 928 North Avenida Palmas,	(built 1929-30) (Potential consideration 10/09/07)
Kocher-Samson Building 766 North Palm Canyon Drive	(designed and built in 1934-35 by Albert Frey & Lawrence Kocher) (Potential consideration 10/09/07)
Elrod House 2175 Southridge Drive - 1968,	(designed by architect John Lautner ) (Potential consideration 10/09/07)
Fire Station #4 1300 LaVerne Way - 1971	(designed- 1971 by architect Hugh Kaptur) (Potential consideration 10/09/07)

HISTORIC SITE PRESERVATION BOARD  
TOP PROPERTIES TO CONSIDER FOR CLASS 1 DESIGNATION  
2008/2009 (8.4.2008)

<u>Properties in order of interest</u>	<u>Comments and other information</u>
<u>#1 (SW, SG, SS, BS)</u> Horizon Hotel 1050 East Palm Canyon Drive Palm Springs, CA 92264	(Tie vote with Kocher-Samson Building) William F. Cody, Architect, Built 1952 – builder unknown Modern Style Bungalows (carried over from 2008 list # 1)
<u>#2 (SW, SS, SG, BS)</u> Kocher Samson Building 766 North Palm Canyon Drive Palm Springs CA 92262	(Tie vote with Horizon Hotel) Designed by Albert Frey and built by Lawrence Kocher in 1934-35 (carried over from 2008 list #4)
<u>#3 (SG, SS, BS)</u> Willard/Moorten House 1735 South Palm Canyon Drive Palm Springs, CA 92264	Alva Hicks, Built 1919 (est.) Spanish Colonial Style (carried over from 2008 list #2) Listed in 1983 Riverside Historic Survey
<u>#4 (SG, SS, BS)</u> Cary Grant House 928 North Avenida Palmas Palm Springs, CA 92262	(carried over from 2008 list #3) Built 1929-30, Spanish Eclectic Style Architect: attributed to Wallace Neff Builder unknown
<u>#5 (SG, SS, BS)</u> Elrod House 2175 Southridge Drive Palm Springs, CA 92264	(carried over from 2008 list #5) designed by architect John Lautner Built 1968 by Wally Neiwiadonski Mid-Century Modern w/incredible craftsmanship Listed in 1983 Riverside Historic Survey
<u>#6 (SG, SS, BS)</u> Fire Station #4 1300 LaVerne Way Palm Springs, CA 92264	(carried over from 2008 list #6) designed by architect Hugh Kaptur Built 1971 by contractor Kretz & Wilson Strong Pueblo architectural style
<u>#7 (JN, SW)</u> Palm Springs International Airport West Façade (and Fountain) 3400 East Tahquitz Canyon Way Palm Springs, CA 92262	Donald Wexler, c. 1966 APN: 677-270-019/-030 (good historic integrity with International recognition and acclaim – fountain donated by city pioneer Pearl McManus and constructed by noted designer
<u>#8 (SW)</u> Del Marcos Hotel 225 Wrest Baristo Road Palm Springs, CA 92262	William F. Cody, Modernist Architect Designed in 1947, Mid-Century Modernistic Builder is unknown
<u>#9 (SW)</u> Ellwood/Palevsky House 1021 West Cielo Drive Palm Springs, CA 92262	Craig Ellwood, Architect Designed 1970 and built by Albert Duke-Wilde Mid-Century Modern design

#10 (JN)

Dollard Building  
687 North Palm Canyon Drive  
Palm Springs, CA 92262

Frey & Chambers, c.1947  
current site of Jurasky & Associates  
APN: 505-302-027  
One of the last locally surviving and excellent examples of  
early Streamline Moderne

#11 (JN)

Adagio Gallery Building  
191 South Palm Canyon Drive  
Palm Springs, CA 92262

William F/ Cody, Architect - c.1948-50  
Owner: Eric Ellenbogen  
APN: 513-143-006  
recently vacated and retains much original historic  
integrity, one of very few William Code commercial  
buildings on Palm Canyon Drive

#12 (JN)

Harold Hicks Real Estate Office Building  
1345 North Palm Canyon Drive  
Palm Springs, CA 92262

E. Stewart Williams, c 1956  
Currently Pacific Union Real Estate  
APN: 505-211-013  
retains good historic integrity and associated with P.S.  
Pioneer and real estate mogul, developer Harold Hicks

#13 (JN)

Casa Palmeras  
783 North Indian Canyon Drive  
Palm Springs, CA 92262

Paul R. Williams, c. 1935  
Owner: Mike Kilroy  
APN: 5095-286-010  
Excellent example of early P.S. Spanish Colonial/Revival  
apartments, adjacent to mixed-use Class 1 sites

#14 (JN)

Lapham Office Building  
666 North Palm Canyon Drive  
Palm Springs CA 92262

Howard Lapham, c.1960  
APN: 505-303-012  
Remains in near original condition and among Howard and  
Lawrence Lapham's best modernist commercial  
architecture downtown

#15 (JN)

Dinah Shore Residence  
432 West Hermosa Place  
Palm Springs CA 92262

Donald Wexler, c. 1952  
Owner: David Lee  
APN: 505-252-028  
Excellent example of historic residential architecture with  
high level of integrity and associated with famous persons  
important to P.S. History

Board members Saunders, Strahl, and Grattan voted to carry forward all those from the 2008 list:

**List of Potential Candidates for Historic Designation  
2008 Vote of the HSPB**

<b>POTENTIAL HISTORICAL</b>	<b>DESIGNATION</b>		<b>LIST</b>
<b>Property</b>	<b>Combined votes</b>	<b>First Vote</b>	<b>Second Vote</b>
<b>1. Palm Springs Airport-</b> Donald Wexler	3		
<b>2. Cary Grant House-</b> architect unknown			
<b>3. Del Marcos Hotel-</b> William Cody	2		
<b>4. Ellwood/Palevsky House-</b> Craig Ellwood	3		
<b>5. L'Horizon Hotel-</b> William Cody	3		
<b>6. Dollard Building -</b> Frey & Chambers			
<b>7. Adagio Gallery Building -</b> William Cody			
<b>8. Harold Hicks Real Estate Office Building -</b> E. Stewart Williams	2		
<b>9. Casa Palmeras -</b> Paul R. Williams			
<b>10. Lapham Office Building -</b> Howard Lapham	2		
<b>11. Dinah Shore Residence -</b> Donald Wexler	2		
<b>12. Residential- 928 Avenida Palmas -</b> Wallace Neff			
<b>13. Professional Park -</b> Donald Wexler			
<b>14. P.S. Unified School District Building -</b> E. Stewart Williams			
<b>15. Max Factor Estate 277 El Portal Street -</b> architect unknown			
<b>16. St. Theresa Parish Church -</b> William Cody			
<b>17. Fire Station #4 -</b> Hugh Kaptur			
<b>18. Robinson's Department Store -</b> William L. Pereira and Charles Luckman			
<b>19. Town and Desert Apartments -</b> Herbert Burns			



~~9.C. Image Template discussion for Historic Publications – Sheila Grattan~~

~~Board member Grattan talked with Clara Nelson, designer of the *Historic Site Preservation in Palm Springs* brochure. Modern vs. Traditional and “elements of design” were discussed. Prior Board discussion involved “working with the design” used on the original tri-fold brochure to vary colors, contents, layouts, etc., but use the same graphics for future brochures. Board members Gilmer and Grattan will further discuss layout, graphics, and continuity of design with Clara Nelson. Staff Liaison Bullock recalled Board discussion that the tri-fold brochure would be used for communication; however, the Board would decide the images to be used on the front and inside panels based on the topics and text. This would be open for review and discussion at the time brochures for various subjects were prepared, but a universal image would be used to identify the front of all HSPB brochures.~~

9.D. List of Properties for Potential Designation

Staff Liaison Bullock explained that all Board members had provided their selections for this year's properties to be reviewed for potential designation – all outlined in the memo to HSPB dated 8.12.08. Casa Cody Inn will be presented to the City Council during September, 2008 per the owner's request. The Town & Country Center at 174 North Palm Canyon Drive is now part of the Wessman Museum Market Plaza Specific Plan.

Council directed that La Serena Villas and the front façade of the Palm Springs Airport be processed for potential designation. These two will be processed prior to any other properties.

Board member Marshall asked about the Kocher-Samson Building not being on the voting list. Chair Williams advised that the owner, who also owns the Elrod House, is interested in having both nominated at a future time.

Board member DeLeeuw asked if any of the properties listed are considered to be “threatened” and need immediate attention.

Planning Director Ewing advised the Board that its authority to initiate designation of a property or properties is legally unfettered – the Board can identify any property and initiate historic designation. The Council, however, has often indicated they prefer designation on properties of willing owners.

Chair Williams commented that the Oasis Commercial Building at 101 South Palm Canyon Drive was a Board initiated designation in 2006. The research has been done, but it has not been sent to Council because there is opposition. Staff Liaison Bullock will contact the owner to set a meeting of two Board members, staff, and the owner – hopefully in September.

Two properties for historic designation are Council directed:

- (1) La Serena Villas Council directed  
339 South Belardo Road  
Built 1935, unknown architect or builder
- (2) Front (west) Façade of the P.S. Airport Council directed  
3400 East Tahquitz Canyon Way  
Built c. 1966, Donald Wexler

The Board's vote for potential designation was:

- (3) Ellwood/Palevsky House  
1021 West Cielo Drive  
Designed in 1970 by Craig Ellwood  
Built 1970/71 by Albert Duke Wilde

Board members who will contact owners:  
Chair Williams

- |      |                                                                                                                  |                       |
|------|------------------------------------------------------------------------------------------------------------------|-----------------------|
| (4)  | Horizon Hotel<br>(formerly L'Horizon)<br>1050 East Palm Canyon Drive<br>Built 1952, Renovated 2005, William Cody | Board member Gilmer   |
| (5)  | Del Marcos Hotel<br>225 West Baristo Road<br>Built 1947, William Cody                                            | Board member Saunders |
| (6)  | Cary Grant "Las Palomas" House<br>928 North Avenida Palmas<br>Built 1930, Attrib. to Wallace Neff                | Board member Grattan  |
| (7)  | Lapham Office Building                                                                                           |                       |
| (8)  | Harold Hicks Real Estate Office Building                                                                         |                       |
| (9)  | Dinah Shore Residence <u> tied with</u>                                                                          |                       |
| (9)  | P.S. Unified School District Building                                                                            |                       |
| (10) | Dollard Building <u> tied with</u>                                                                               |                       |
| (10) | Professional Park                                                                                                |                       |

If any of the top six (6) properties above do not qualify or are not approved for designation, the next property in numerical order will be researched.

~~10. COMMITTEE REPORTS AND SPECIAL PROJECTS~~

~~10.A. P.S. Preservation Foundation – Board Member Shelly Saunders - No report~~

~~10.B. P.S. Modern Committee – Board member Barbara Marshall~~

~~Board member Marshall talked with Peter Moruzzi, President and Founder of the P.S. Modern Committee, and he advised that the alternative for the Town and Country Center presented to the Wessman Museum Market Plaza is part of the EIR. PS ModCom is monitoring the Baristo Lofts project (Santa Fe Federal Savings Bank, 300 South Palm Canyon Drive). He asked the Board that "...given the new composition of the City Council, is the Class 1 Historic Site nomination for the Santa Fe Federal Building going to be re-submitted for Council approval in the near future?~~

~~10.C. P.S. Historical Society – Board member Sheila Grattan~~

~~Board member Grattan reported talking with the new Director, Jeri Vogelsang. PSHS is closed for the summer, but open for appointments for photos, research, etc. The book, *Palm Springs* written by Moya Henderson, is nearing completion and will hold 180 photographs. Call 760-323-8297 to reserve the book in advance - cost is \$21.95 plus tax. PSHS is working on the Annual Pioneer Picnic for Sunday, November 9, 2008, at the O'Donnell Golf Course – cost will be between \$25-\$30. Reservations are recommended (760-323-8297).~~

~~10.D. Architecture and Design Council – Board member John Gilmer~~

~~Board member Gilmer reported that ADC has not met since HSPB's last meeting. ADC is sponsoring a cultural tour of Culver City on August 23, 2008, and are working on the 2008-2009 Lecture Series.~~

~~10.E. Public Outreach – Board member Sheila Grattan – not a standing Committee and will be removed from the Agendas.~~

~~10.F. Web Site Parameters – Board members Tom DeLeeuw & John Gilmer~~

~~Board member Gilmer moved that HSPB recommend to City Council that La Serena be designated Class 1 Historic Site 69, seconded by Board member Marshall –~~

~~Further discussion. Board member Strahl requested that the potential buyer come forward. The Board is looking at structures that are not in the condition they were in 2004. Board member Gilmer commented that he feels the purview of HSPB is to assess structures as to their historical integrity, and that the economic viability of maintaining them is not an overriding factor whether there is a buyer or not. The Board needs to look at the integrity of the structure, its position in the City, and how it contributes to the overall historical identity of the City.~~

~~Vote on the motion to (state above) 4 Yes, 2 No (Strahl/Grattan), 0 Absent, 0 Abstentions.  
Motion passed 4/2.~~

8. CERTIFICATE OF APPROVAL REQUEST(S): None

~~9. OTHER BUSINESS:~~

9.A. DISCUSSION OF POTENTIAL CLASS 1 DESIGNATIONS:

Director Ewing reported that since original review of the properties by HSPB, where staff asked for the top priorities, Council forwarded La Serena & the P.S. Airport, for HSPB consideration, and these take priority. Processing nine properties cannot be completed by staff within a reasonable time frame. The Airport will be processed next since it is requested by Council. Staff now seeks Board comments and direction regarding priorities two, three, and four out of the remaining eight.

Board member Grattan stated that the Council needs to hear the statement regarding security at the Airport that was presented to the Board earlier in the meeting before HSPB moves forward.

Chair Williams explained that the Board had already nominated and recommended that Santa Fe Federal be designated Class 1 Historic Site 54. Council directed that it come back to them when the Baristo Lofts project, that includes the Santa Fe Federal, is presented to Council.

Director Ewing proposed taking (9.A-3) Santa Fe Federal, (9.A-4) La Serena (heard today), and (9.A-5) Front (west) Façade of P.S. International Airport off the list of priorities, as they will be moving forward. The Town & Country Center has been swept up in the Museum Market Plaza project, but there is nothing to preclude the Board initiating a process on that property, the Oasis Commercial Building, or the remaining properties. Absent direction from the Board, staff will proceed with the Airport and then back to 2006/2007 list and items (9.A-6) Ellwood/Palevsky House; (9.A-7) Horizon Hotel; (9.A-8) Del Marcos Hotel; and (9.a-9) Cary Grant "Las Palomas" House. The Board can alter that with direction to staff. Staff listed these properties on this Agenda and notified all property owners, and provided an Agenda so these properties could be discussed in open session today.

Board member Gilmer asked if Staff Reports have been prepared and sent to Council on the Santa Fe Federal and Oasis Commercial Building, and if a report was written on the Town & Country Center?

Chair Williams stated that a Staff Report has been written on Santa Fe, it has gone to Council, and a Historic Assessment has been written on the Oasis, but it has not gone to Council. Director Ewing stated that there is a report on the Town & Country Center that is part of the draft Environmental Impact Report, including a background report on the property. It is quite extensive and can be used as the basis of a Staff Report to HSPB.

Chair Williams commented that the Albert Frey Kocher-Samson building is on the 'for sale' market now along with the entire block. There is an urgency about proceeding with this particular building which is on the list of 53 significant historic buildings from the 2004 Survey. There has been a written report, but it has not been on HSPB's Agenda for discussion or recommendation.

Board member Gilmer asked if prioritizing will be based on staff reports and the amount of time to write them or if a report is available on certain buildings, and how to proceed?

Director Ewing posed the questions (from staff's perspective)...how much research has been completed that HSPB and staff could act on a property or properties quickly? And, how much historic value do the properties have that the Board wants to proceed, or how threatened are properties by potential changes? These properties have their own sets of value under the criteria and all of them can be taken into account.

It was pointed out that the Oasis Commercial Building has already been nominated for historic designation, and it's now a matter of being submitting to the City Council.

The Board feels the Kocher-Samson building is very important, it may be endangered, and the Board needs to look after it – it needs the Board's help. Board members concurred and agreed to move forward on the Kocher-Samson building after the P.S. Airport.

The Town & Country Center was suggested for follow-up after P.S. Airport and Kocher-Samson Building – the Board concurred.

Staff suggested working with those three (1) P.S. Airport; (2) Kocher-Samson; and (3) Town & Country Center in that order. Staff will bring back the list in a few months for further discussion, prioritizing – in case that changes, etc. Each Board member can take their own support, priorities, information, etc. in to account on these buildings, i.e. whether there is owner support, Council support, or high or low historic value, threat factor, etc.

Board member Marshall asked for clarification...is Staff going to move forward with the Oasis Building and the Santa Fe Federal being submitted to City Council?

Director Ewing stated that staff will confer with the City Manager who establishes the Council's priorities, present HSPB's actions thus far on the Oasis Commercial Building and get it calendared. The Council has reviewed and acted on the Santa Fe Federal building indicating they want it to be brought back to them when the major development project "Baristo Lofts" is presented to Council. Baristo Lofts is scheduled for the December 10, 2008 Planning Commission hearing, and will then go to Council in January or February 2009.

~~COMMITTEE REPORTS AND SPECIAL PROJECTS~~

- ~~10.A P.S. Preservation Foundation –Information is available at [www.pspf.net](http://www.pspf.net)  
Board member Strahl contacted the Foundation, expressed interest, and that he reports to HSPB on their events, activities, etc., but he has not heard from them.~~
- ~~10.B P.S. Modern Committee – Board member Barbara Marshall - No report~~
- ~~10.C P.S. Historical Society – Board member Sheila Grattan  
The Annual Pioneer Picnic was held November 9 and was well attended.~~

**PALM SPRINGS' MOST SIGNIFICANT HISTORIC PROPERTIES**

As Identified by the 2004 Citywide Historic Resources Survey  
(List of 53 Update as of August 2008)

**R = Residential      C = Commercial      C3 = Class Three      NS = Not Supported by Owner**

Address/ Description Built	Year	Architect/ Builder	Architectural Style	Usage
<b>CLASS ONE</b>				
1) 1995 South Camino Monte "Ship of the Desert"	1936	Webster & Wilson	Art Deco	R
2) 588 South Palm Canyon Dr. "B of A / City National Bank"	1959	Rudi Baumfeld	International	C
3) 657 North Via Miraleste "Invernada"	1930(C3)	unknown	Spanish Revival	R
4) 499 South Palm Canyon Dr. "Washington Mutual / Coachella Valley S&L"	1960	E. Stewart Williams	Modern/International	C
<b>PENDING</b>				
4) 175 South Cahuilla Road "Casa Cody Inn"	Various yrs. 1933(C3)	Harold Bryant Cody	C	
6) 174 North Palm Canyon Dr. "Town & Country Center"	1948(NS)	A. Quincy Jones / Paul Williams	Streamline Moderne	C
7) 101 South Palm Canyon Dr. "Starbucks / Oasis Office Building"	1952(NS)	E. Stewart Williams	Modern	C
<b>OWNER SUPPORTS DESIGNATION</b>				
8) 928 North Avenida Palmas "Cary Grant Estate"	1930(C3)	unknown	Andalusian	R
9) 252 East Ocotillo Way "Purcell house"	1933(C3)	William Gray Purcell	Early Modernist	R

Address/ Description	Year Built	Architect/ Builder	Architectural Style	Usage
10) 572 North Indian Canyon Dr. "Colony Palms Hotel / Howard Manor"	1936(C3)/2007	unknown	Monterey Revival	C
11) 590 South Indian Trail Casa Blanca Adobe	1936	Lee Miller	Adobe	R
<b><u>CLASS THREE (built 1945 or prior) (automatic HSPB review)</u></b>				
12) 370 West Arenas Rd. "The Hideaway / Town & Desert"	1947	Herbert Burns	Modern	C
13) 1050 East Palm Canyon Dr. "The Horizon Hotel / L'Horizon"	1952/2005	William Cody	Modern	C
14) 1123 North Via Monte Vista "Dean Martin Home"	1956	Bill Krisel	"Alexander" Modern	R
15) 1350 Ladera Circle "House of Tomorrow" aka "Elvis Honeymoon Hideaway"	1962	Palmer & Krisel	"Alexander" Modern	R
16) 324 W. Overlook Rd. "Gillette Estate"	1923(C3)	unknown	Spanish Eclectic	R
17) 257 South Patencio Rd. "Korakia"	1925(C3)	Gordon Couffts	Moroccan/Moorish	C
18) 150 South Belardo Rd. "Oasis Hotel"	1925	Lloyd Wright	Deco	
19) 2805 Anza Trail	1952	Owner-built (apparently)	Spanish ?????	R
20) 529 West Arenas Rd. "Pearl McManus Home / Arenas Gardens"	1931(C3)	unknown	Adobe	R
21) 1800 South Sunrise Way "ROCK 2/2L" "Smoke Tree Ranch"	1934	Various		

Address/ Description	Year Built	Architect/ Builder	Architectural Style	Usage
22) 1184 North Camino Mirasol "Melba & Frank Bennett House"	1934	unknown	Monterey Revival	R
23) 526 South Calle Palo Fierro "Paul Grimm House"	1935	unknown	Spanish	R
24) 552-556 South Calle Ajo	1935	unknown	Spanish	R
25) 726 North Indian Canyon Dr. "Movie Colony Hotel / San Jacinto Hotel"	1935(C3)	Albert Frey	Early Modern	C
26) 2743 North Indian Canyon Dr. "The Racquet Club"	1935(C3)	Frey/Krisel/Cody	Various	R/C
27) 766 North Palm Canyon Dr. "Kocher-Samson Building"	1935(C3)	Albert Frey	Early Modern	C
28) 1800 South Sunrise Way "Smoke Tree Ranch"	1936	Frey, Williams, May		R
29) 1320 Tamarisk Road "Pullman House"	1938	unknown	Streamline Moderne	R
30) 1200 Paseo El Mirador "John Porter Clark family home"	1939(C3)	John Porter Clark	Modern	R
31) 1757 South Palm Canyon Dr. "Lee Miller (PS Pioneer) Home"	1940(C3)	unknown	Adobe	R
32) 1950 East Desert Palms Dr. "William Cody family home"	1945	William Cody	Early Modern	R
33) 550 West Palisades Dr. "Burgess/Meyerman House"	1945-80	Bill Burgess/Albert Frey Hugh Kaptur	Modern	R

**HISTORICALLY SIGNIFICANT PROPERTIES (Built after 1945)**  
**(Local, state and national eligibility)**

<b>Address/ Description</b>	<b>Year Built</b>	<b>Architect/ Builder</b>	<b>Architectural Style</b>	<b>Usage</b>
34) 845 Chino Canyon Rd. "Elvis Presley Estate"	1946	Albert Frey	Spanish Colonial	R
35) 225 West Baristo Rd. "Del Marcos Hotel"	1947	William Cody	Modern	C
36) 1011 West Cielo Dr. "Dr. Franz Alexander House"	1955	Walter White	Modern	R
37) 605 South Riverside Dr. "Church of Christ Scientists"	1956	Albert Frey	Modern	C
38) 1295 North Via Monte Vista "Peter Lawford House"	1956	Palmer & Krisel?	Modern	R
39) 1345 North Palm Canyon Dr. "Harold Hicks Real Estate"	1956	E. Stewart Williams	Modern	c
40) 1111 East Palm Canyon Dr. "Ocotillo Lodge"	1957	Bill Krisel	Modern	R/C
41) 1825 South Aquanetta Dr. "Twin Palms Royal Desert Estates"	1957	Bill Krisel	"Alexander" Modern	R
42) 2555 North Via Miraleste "Francis Crocker Library"	1960	John Porter Clark	Modern	"C/R
43) 1774 South Palm Canyon Dr. "Royal Hawaiian Estates"	1961	Harrison/Wexler	Tiki Modern	R
44) 1750-1844 South Araby Dr. "Park Imperial South"	1961	Barry Berkus	Modern	R
45) 333 South Farrell Dr. "PSUSD Building"	1963	E. Stewart Williams	Modern	C



<u>Address/ Description</u>	<u>Year Built</u>	<u>Architect/ Builder</u>	<u>Architectural Style</u>	<u>Usage</u>
46) 411 East Palm Canyon Dr. "Callente Tropics Hotel"	1963	Ken Kimes	Tiki Modern	C
47) 2340 Southridge Dr. "Goldberg family home"	1963	William Cody	Modern	R
48) 1415 North Camino Centro "Haymond House"	1964	Frey & Chambers	Modern	R
49) 2796 North Palm Canyon Dr. "Shell Gas Station"	1964	William Cody	Modern	C
50) 2175 Southridge Dr. "Elrod House"	1966	John Lautner	Modern	R
51) 1011 Vista Chino "Raymond Cree Middle School"	1966	Donald Wexler	Modern	C
52) 1021 W. Cielo Dr. "Max Palevsky House"	1970	Craig Elwood	Contemporary Modern	R
53) 1300 La Verne Way "Fire Station #4"	1971	Hugh Kaptur	Modern	C
54) <del>400 North Indian Canyon Dr. "Spa Hotel"</del>	<del>1959(NS)</del> (Removed at request of ACBCI)	<del>Various</del>	<del>Modern</del>	<del>C</del>

**PALM SPRINGS HISTORIC SITE PRESERVATION BOARD**  
**CLASS 1 DESIGNATIONS – Revised November 1, 2010**

<b>HSPB #</b>	<b>Name of Property</b>	<b>Address</b>	<b>Designated by CC</b>	<b>Resolution #</b>
# 1	El Mirador Hotel Tower	1150 North Indian Canyon Drive	06/27/84	
# 2	Welwood Murray Cemetery	Chino Drive (West End)	02/06/85	
# 3	Welwood Murray Memorial Library	100 South Palm Canyon Drive	10/03/84	
# 4	McCallum Adobe	221 South Palm Canyon Drive	09/05/84	
# 5	Miss Cornelia's "Little House"	221 South Palm Canyon Drive	09/05/84	
# 6	(see Class 2 list)			
# 7	Frances Stevens School	538 North Palm Canyon Drive	11/07/84	
	Listed in the Calif. State Historic Register 11.03			
# 8	Street Marker	No Palm Canyon & Chino Drives	11/07/84	
# 9	Lykken's Department Store	180 North Palm Canyon Drive	01/16/85	
#10	Oasis Hotel Tower	121 South Palm Canyon Drive	02/06/85	
#11	(See Class 2 list)			
#12	El Mirador Garage	1090 North Palm Canyon Drive	01/17/90	
#13	Pacific Building	766-798 North Palm Canyon Drive	02/06/85	
#14	(see Class 2 list)			
#15	Our Lady of Solitude Catholic Church	151 West Alejo Road	05/15/85	
#16	(see Class 2 list)			
#17	(see Class 2 list)			
#18	<del>(Jane Augustine Patencio Cemetery</del>	<del>1095 E Tahquitz Canyon Way)</del>		
	Tribe requested that this not be nominated or approved 9/4/85)			
#19	O'Donnell House	447 West Alejo Road	10/04/00	Reso #19916
#20	<del>(Harlow Haven—built 1937)</del>	<del>175 E El Alameda</del>	09/09/85 –	
	not Jean Harlow per Mrs. Harry Harlow – did not go forward based on info)			
#21	Geo. Roberson House (Le Vallauris)	385 West Tahquitz Canyon Way	02/05/86	
#22	La Plaza Center (full block)	100-200 South Palm Canyon Drive & 101-199 South Indian Canyon Dr	12/16/87	
#22	The Plaza Theatre	128 South Palm Canyon Drive	11/06/91	
#23	Community Church	284 South Cahuilla Road	03/15/89	
#24	(see Class 2 list)			
#25	Ingleside Inn	200 West Ramon Road	02/21/90	
#26	General Telephone Building	365 -369 North Palm Canyon Drive	04/04/90	
#27	El Paseo Building	800 North Palm Canyon Drive	04/04/90 – restored 9/2008	
#28	(see Class 2 list)			
#29A	Drs. Pepper & Smith Building	483 North Palm Canyon Drive	05/05/93	
#29B	Kaufman - Harris House	470 West Vista Chino	07/17/96	
#30				
#31	Cork'n Bottle	342 North Palm Canyon Drive	05/01/96	
#32				
#33	Loewy House	600 West Panorama Road	10/02/96	
#33	Tramway Gas Station (see #37)	2901 North Palm Canyon Drive	06/18/97–rescinded 8.12.97	
#33	Albert Frey House #2	686 Palisades Drive	10/02/96	
#33	Palm Springs City Hall	3200 East Tahquitz Canyon Way	10/02/96	
#33	Carey-Pirozzi House	651 West Via Escuela	10/02/06	

HSPB #	Name of Property	Address	Designated by CC	Resolution #
#33	Aerial Tramway Valley Station	1 Tramway Road	10/02/96	
#34	The Willows	412 West Tahquitz Canyon Way	12/02/98	Reso #19409
#35	Palm Springs Desert Museum	101 North Museum Drive	12/02/98	
#36	American Legion Post #519	400 North Belardo Road	01/06/99	
#37	Tramway Gas Station (see #33)	2901 North Palm Canyon Drive	01/06/99	–re-designated
#38	<del>Kemper Estate</del>	<del>345 Via Las Palmas</del>	<del>04/07/99</del>	<del>denied)</del>
#39	Fire Station #1	277 North Indian Canyon Drive	06/21/00	Reso #19814
#40	Tiedown Easmor Circle	Easmor Circle	10/04/00	
#41				
#42	Wexler/Steel Home (1 of 7)	290 East Simms Road	05/02/01	
#42	Wexler/Steel Home (2 of 7)	3100 North Sunny View Drive	05/02/01	
#42	Wexler/Steel Home (3 of 7)	3125 North Sunny View Drive	05/02/01	
#42	Wexler/Steel Home (4 of 7)	3133 North Sunny View Drive	05/02/01	
#42	Wexler/Steel Home (5 of 7)	3165 North Sunny View Drive	05/02/01	
#42	Wexler/Steel Home (6 of 7)	300 East Molino Road	05/02/01	
#42	Wexler/Steel Home (7 of 7)	330 East Molino Road	05/02/01	
#43				
#44				
#45	Grace Lewis Miller (Neutra)	2311 North Indian Canyon Drive	07/17/02	
#46	Edris House	1030 West Cielo Drive	09/03/03	
#47	Ship of the Desert	1995 Camino Monte Drive	03/12/04	
#48	Neel House	272 Camino Buena Vista	04/06/05	
#49	Spanish Inn (application in process) (to be brought back to CC when project is completed)	640 North Indian Canyon Drive		
#50	Hamrick House	875 West Chino Canyon Road	09/06/06	
#51	Town & Country Center (12/06 nominated by HSPB for designation process)	174 North Palm Canyon Drive		
#52	Bank of America Building (originally City National Bank)	588 South Palm Canyon Drive	07/18/07	Reso. #21971
#53	Washington Mutual Bank/Coachella Valley Savings & Loan #2 & Parking Structure	499 South Palm Canyon Drive	04/02/08	Reso. #22196
#54	Santa Fe Federal Bank Building Building and site designated	300 South Palm Canyon Drive	05/06/09	Reso 22468
#55	Oasis Commercial Building (5/07 nominated by HSPB for designation process)	101-121 So. Palm Canyon Drive		
#56	Invernada Residence	657 North Via Miraleste	02/06/08	Reso #22141
#57	<del>Dr. Wm. Scholl Estate</del>	<del>211 East Merongo Road</del>	<del>(denied by C.C. 9/19/07)</del>	
#58	(See Class 2 Site List)			
#59	Casa Cody Inn	175 South Cahuilla Road	10/15/08	
#67	De Brabant House	982 N. Avenida Palmas	3/3/2010	
#68	Koch Casablanca Adobe	590 South Indian Trail		
#69	La Serena Villas	339 South Belardo Road	05/13/09	Reso 22479
		Built 1935, unknown architect or builder		
#70	Front (west) Façade of P.S. International Airport	3400 E Tahquitz Canyon Way Built c. 1966, Donald Wexler	05/13/09	Reso 22480

HSPB #	Name of Property	Address	Designated by CC	Resolution #
<del>#71</del>	<del>Navajo Drive Alexander House</del>	<del>1958 South Navajo Drive</del>	<del>denied by HSPB</del>	
#72	Orchid Tree Properties	261 South Belardo Road	In process	
#73	Royal Hawaiian Estates	1774 South Palm Canyon Drive	2/3/2010	
#74	Apache Rd. Alexander House	1070 East Apache Road	2/3/2010	

Pending Council Action

#75	Cary Grant Estate	928 North Avenida Palmas	Pending	
#76	Dr. Stephens House	645 E. Morongo Road	Pending	