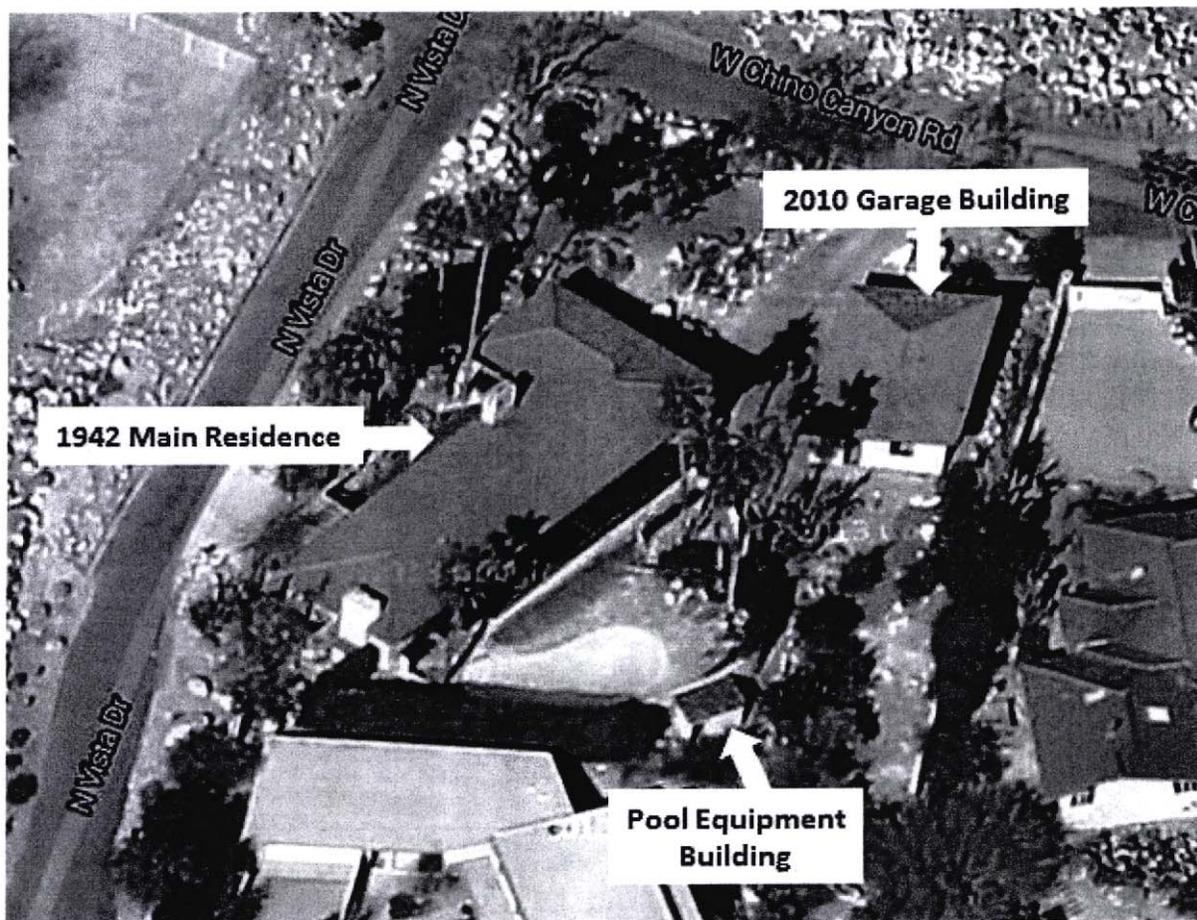


are also identified as the “contractor” responsible for the building of the Episcopal Church of St. Paul’s of the Desert designed by John Porter Clark (see Vol. IX–No. 10 of the *Palm Springs Limelight News* of November 13, 1942). Finally, “R. M. Sorum of Wilson and Sorum” are identified as being involved in another of architect John Porter Clark’s early commissions, the residence of “Florian Boyd of Palm Springs” (see Vol. VII–No. 27 of the *Palm Springs Limelight News* of December 30, 1939).

Site Description

Location. The Paul Dougherty Residence, is located in the Chino Canyon alluvial fan in the “Little Tuscany” tract. The residence is bounded by West Chino Canyon Road to the north, North Vista Drive to the west and two residential parcels to the south and east. A full legal description of the property is provided at Appendix II.



Aerial view of the Paul Dougherty Residence (oriented north) showing main house, pool, newer garage and surrounding private residences.

(Google Maps)

There are currently five detached single-family residences fronting North Vista Drive. The homes were constructed at various times with the Paul Dougherty Residence among the earliest. The home is sited on a generous 16,000 square foot (.37 acre) hillside corner lot. The primary automobile access to the residence was originally from

North Vista Drive. However, with the garage conversion to habitable space and the construction of a new garage in 2010, the primary automobile access is now from West Chino Canyon Road. Interestingly, the Paul Dougherty Residence is rotated slightly off the street pattern probably to take advantage of the topography during original construction. The residence is sited on a rise and takes full advantage of spectacular valley views. In addition to large boulders, fruit trees, olive trees and large cacti can be found on the site.

The Architecture

Architectural historian Patrick McGrew made the following observations about architect John Porter Clark's design philosophy of this period:

"It should be mentioned that the late thirties and early forties were a time when it was still difficult to maintain an architectural office exclusively on modern design; the early years of the Clark & Frey partnership included projects in both semi-traditional and modern styles. The distribution of the work in an architectural partnership is often based upon a usually unspoken understanding that the projects are usually designed by the partner that brought in the client. While it may be convenient to sort a firm's output along stylistic lines, an examination of the records suggests that both Clark and Frey were equally gifted designers who were both skilled in creating both modern and traditional styles. For example, Clark's own 1939 residence, an early high-style essay on Modernism – which Clark described as "the type of design that Albert brought from Le Corbusier's office" - must still have sprung from Clark's own imagination; it would be an extremely rare architect who would give another the responsibility of designing his own personal residence. Clark's house is as direct and imaginative in its manipulation of few forms and materials as Frey's. It is also a rectilinear box clad in corrugated metal, but Clark has raised the box above the ground on angled supports, instantly and inexpensively doubling the usable living space of the house by creating a shady open patio at the lower level. As Clark's family grew, a one-story wing with more bedrooms was added nearby. According to his colleagues, Clark was a capable architect who worked well with the pragmatic requirements and constraints of any client.

The Paul Dougherty Residence is a single-family, three-bedroom, 2,038 square foot structure with a low-pitched "L"-shaped hip-roof covered with terra cotta barrel tile. The entry sequence begins with a continuous concrete pathway which serpentine through an indigenous landscape terminating in a raised concrete pad which is scored and integrally colored. The entry door leads directly into the living room.

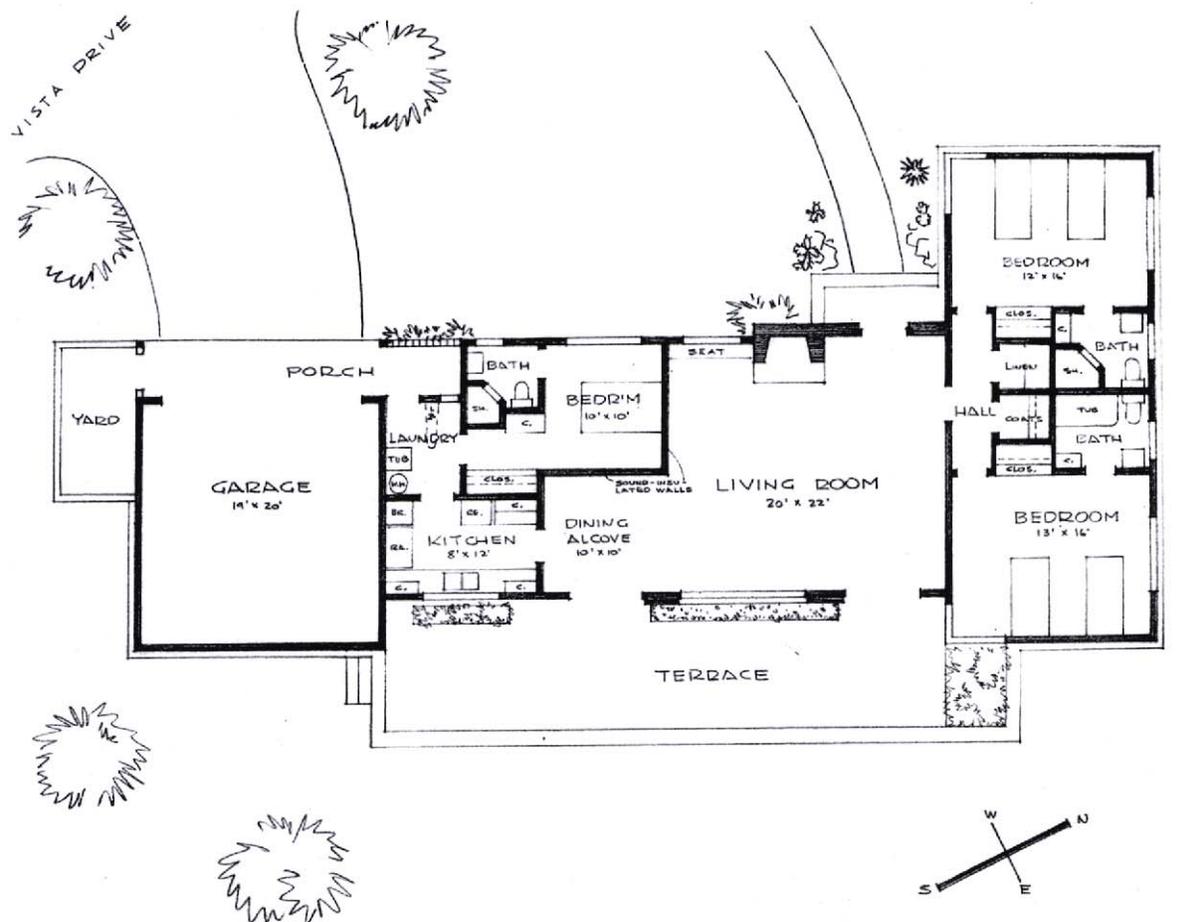
The residence's artistically tapering 3"x6" rafters feature rounded tips. These 2-foot off center roof rafters continue the roof plane to create a generous 2-foot overhang that exposes the 1"x6" board roof sheathing underneath. Other notable architectural features of the home include a large native stone fireplace, vaulted beam ceilings with tongue-in-groove and original steel casement windows (i.e., a casement window is attached to the frame by one or more hinges on the side).

One of the most interesting architectural features of the exterior is located on the northeastern corner of the residence where the house is supported with rock and concrete stem walls. The stem walls create a 7-foot high underfloor area which can be entered through a small access door. Within this void one can see the underlying 2"x6" wooden floor joists supported by 6"x6" mid-span wooden posts at roughly 7-foot on

center. The 1"x6" floor sheathing, laid diagonally, rests upon this sturdy structural framework. The underfloor area also houses the water heater and other mechanicals.

In 1960, the original garage (as seen in the historic photograph on the cover of this nomination) was converted to habitable space with a concrete block fireplace. (See additional commentary about the 1960 garage conversion and other minor modifications in "Section 7. Integrity Analysis").

At the rear elevation a 10-foot by 6-foot steel-framed single lite window (flanked by French doors) takes advantage of a spectacular view of the valley and distant mountains. Throughout the site and immediately adjacent to the house can be found native stone and concrete block walls delineating the rear patio area, planters, etc. Flagstone surrounds the amoeba-shaped pool and flagstone is also used for the risers of the steps to the pool. Also at the rear of the house, shading the picture window and rear concrete patio, is a 7-foot high and 32-foot long rear patio awning which extends from the roof edge and is supported by steel pipes. Although the exact installation date of this awning structure is unknown, it is sympathetic to the design of the house and could be removed.



MODEL HOME IN "LITTLE TUSCANY"

Floor plan of the Paul Dougherty Residence
(Courtesy Palm Springs Historical Society)

Other buildings on the site include a small structure that houses the pool equipment. The pool structure features a shed roof covered with barrel tile. A much larger structure, the detached garage, was added to the site in 2010. The detached garage is a generous 24'x34' (816 square feet) structure with a hip-roof covered with barrel tile. The detached garage provides three car bays and is complimentary in design to the primary house. It is sited a sufficient distance from the main house so as not to diminish "sense of place" created by the primary structure. (See additional commentary about the detached garage in "Section 7. Integrity Analysis").

It is important to view the design of the Paul Dougherty Residence (barrel tile and all) as more than just a "transitional" (or worst yet "muddled") modernist design by Clark. Rather, the design owes a nod to the pivotal work of modernist architect Luis Barrigan (1902-1988) who eloquently integrated the traditional Spanish Style with modern principles and brought the Spanish agrarian vernacular into the modernist movement. Barrigan, like Frey (and by extension Clark), was influenced by Le Corbusier.

Permit History

While the permit history for the Paul Dougherty Residence at 1860 North Vista Drive is incomplete (i.e., it does not start until 1960), it does fully document the most important modification to the house: the 1960 conversion of the garage to a living space.

- Permit #B2351 was issued on July 1, 1960 to William Stein (owner) to alter the existing garage for a family room and the addition of a fireplace.
- Permit #A2778 was issued on July 25, 1960 to William Stein (owner) for installation of multiple electrical outlets.
- Permit #B1266 was issued on January 12, 1970 to Mr. (Warren G.) & Mrs. (Jermaine) Magnuson (owners) for repair of fire damage in a utility room.
- Permit #P664 was issued on February 6, 1970 to Mr. & Mrs. Magnuson (owners) for installation of a water heater.
- Permit #B26633 was issued on March 16, 1994 to Jay Morton (owner) for conversion to 200 amp electrical service.
- Permit #C25477 was issued on November 9, 2009 to Dan Thompson (owner) for construction of a detached garage.
- Permit #2013-336 was issued on February 6, 2013 to Michael Fleming (owner) for pool/spa alterations.

BACKGROUND / HISTORIC CONTEXT

The relatively short history of Palm Springs can be organized into three more or less distinct periods that include Prehistory, the Settlement Period, and the Modern Period. It is within the context of the last period that this building will be evaluated.

Modern Period (1925-1960s): This period can be considered to have begun with the construction of the area's first "modern" structure, Rudolph Schindler's Paul and Betty Popenoe Cabin in 1922. With this building the area's predominant architectural style, which was based on well-established Mexican and Spanish Colonial motifs, began to change. Incorporation of the town of Palm Springs followed in 1938. During the post-

WWII era, Palm Springs' economy prospered through tourism. Hollywood celebrities discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants; celebrity-seeking tourists soon followed, transforming Palm Springs from a sleepy village into an increasingly cosmopolitan environment that saw the construction of schools, hospitals, an airport and other important public works projects. The commercial core along Palm Canyon Drive (originally Main Street) flourished. In the 1950s the downtown core was expanded by the construction of the cross-axis of Tahquitz-McCallum Way that extended from the center of the original settlement to the airport, spurring new development along the way. Early private residential development also expanded into new sub-divisions composed of midcentury modern second homes in the flat lands surrounding the town's original core.

Palm Springs' Hollywood associations certainly imparted an air of sophistication to the city. By 1964, the city had built a reputation for cutting edge architecture as a result of local architectural practitioners like John Porter Clark, Albert Frey, E. Stewart Williams, William F. Cody and Donald Wexler.

EVALUATION:

Criterion 1: Significant Event (*Completed because Criterion 1 is marked above*).

To qualify for listing under this criterion, a property must be associated with one or more events important in the defined historic context. *Criterion 1 recognizes properties associated with events or patterns of events or historic trends, such as the gradual rise of the city's prominence in architectural excellence in midcentury modern architecture that is an important pattern of events within this associated context. The Paul Dougherty Residence is an outstanding example of residential design and construction of buildings within the context of midcentury desert Modernism. *The Paul Dougherty Residence is associated with this pattern of events for its ability to exemplify the modern period of the national, state and local history. The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 1.**

ARCHITECTURE (Criteria 3 – 6)

Criterion 3: (*That reflects or exemplifies a particular period of the national, state or local history*)

The Paul Dougherty Residence (1942) was designed by Palm Springs architect John Porter Clark. The stylistic markers of the residence place it directly in the historic context of Palm Springs' Modern Period. The private residence represents a prime and largely intact example of the significant modernist architecture for which Palm Springs is widely known. As such the residence may be viewed as an important component of the historic trends that have come to define Palm Springs' image as a center of important midcentury architecture, i.e., an historic trend that exemplifies a particular period of the national, state or local history. The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 3.

Criterion 4: *(That embodies the distinctive characteristics of a type, period or method of construction; or) Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. To be eligible under this Criterion, a property must clearly illustrate, through "distinctive characteristics" a pattern of features common to a particular class of resources. "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.*

The Paul Dougherty Residence is eligible under the theme of Modern architecture because it possesses distinctive characteristics that make up the many qualities of the style, such as overall horizontality, expression of structure, expansive amounts of glass, use of inexpensive, machine produced materials, masonry, etc. As such, the residence is eligible under this criterion because it represents an important example of building practices in Palm Springs at midcentury. The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 4.

Criterion 5: *(That (a): represents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or (b): that possesses high artistic value).*

5a: Work of a Master: A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill. The property must express a particular phase in the development of the master's career, an aspect of his work, or a particular idea or theme in his craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion 5, although it might meet other Criteria.

John Porter Clark is a well-respected and locally-prominent practitioner of Modernist architecture whose reputation has continued to gain stature in recent years as Palm Springs' architectural richness has gained national prominence.

5b: Properties possessing high artistic values: High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. As an example of the maturing modernist movement, the Paul Dougherty Residence certainly articulates the best of residential "lifestyle" modernism to a level of excellence and confidence that, in total, they could easily be considered an aesthetic ideal. As the work of a Master, and for its high artistic values, the residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 5.

Criterion 6: *(That represents a significant and distinguishable entity whose components may lack individual distinction). This Criterion was created to address the resources*

contained within a potential historic district. As such, Criterion 6 does not apply. Hence, the residence does not qualify under Criterion 6.

ARCHEOLOGY

Criterion 7: (That has yielded or may be likely to yield information important to the national, state or local history or prehistory.) The residence does not qualify for listing on the local registry under Criterion 7.

7. Integrity Analysis (using U.S. Secretary of Interior Standards)

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the local registry, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. The definition of integrity includes seven aspects or qualities. 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. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

LOCATION

Location is the place where an historic property was constructed or the place where an historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. ***The Paul Dougherty Residence remains in its original location and therefore qualifies under this aspect.***

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials;

type, amount, and style of ornamental detailing. *Although the Paul Dougherty Residence has seen some alterations (most notably the conversion of the garage to living space in 1960, a 4-foot by 8-foot "bump-out" of the kitchen over a planting pocket and the "closing-in" of a small 6'x5' semi-enclosed outdoor space (immediately adjacent to and WNW of, the laundry room)), the essential characteristics of form, plan, space, structure, and style have survived intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing, has largely survived. Fortunately, there is extensive documentation in the form of plans and photographs that clearly illustrate the original design intent of the architect.*

With regard to the detached car garage (Minor Architectural Application (MAA) Case #3.3384) built on the site in 2010, on October 28, 2009 the staff report for the Palm Springs Planning Commission determined that, "the architectural style [of the proposed garage] is complimentary to the design of the existing residence and the other nearby homes built in the same area. The proposed garage will match the existing house in materials, color, texture, roof pitch, type of roof tile, and type of windows."

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. *The setting of the Paul Dougherty Residence continues to reflect the architect's original design relationship of site and structure.*

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. *As mentioned previously, while some of the Paul Dougherty Residence's exterior surface materials have been painted, this change does not constitute a significant loss of the physical elements that expressed the design during the building's period of significance; the particular pattern and configuration that today forms the building site survives intact.*

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can

apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. ***The workmanship of the Paul Dougherty Residence is comprised of integral ornamental detailing reflected in native stone, concrete block, glass and steel. The property continues to express a high degree of contemporary period workmanship.***

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. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. ***When constructed, the Paul Dougherty Residence was integrated into the rugged, boulder-strewn, desert environment and sited to take advantage of panoramic, expansive views of the valley below. Accordingly, the Paul Dougherty Residence retains its original integrity of feeling.***

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. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. ***As previously stated in this nomination, the Paul Dougherty Residence is an important example of a "transitional" modern private residence in Palm Springs. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community.***

INTEGRITY SUMMARY: The Paul Dougherty Residence appears to be in excellent condition partially due to the use of construction materials suitable for the harsh desert environment. This integrity analysis confirms that the buildings and site of the Paul Dougherty Residence still possess all seven aspects of integrity. While the residence has had one significant alteration in the form of a garage conversion, this sympathetic and well-done alteration is now more than 50 years old and arguably has become a part of the "history" of the building. Overall, virtually all of the character-defining features survive. The residence and site both retain a high degree of integrity sufficient to qualify it for designation as a Class 1 historic site.

8. Bibliography

Attached is a list of books, articles, and other sources cited or used in preparing this application and other documentation that may be relevant.

Books

- Architectural Resources Group. *City of Palm Springs Historic Resources Survey*. San Francisco, 2004
- Johns, Howard. *Palm Springs Confidential*. Fort Lee, NJ: Barricade Books, 2004
- McGrew, Patrick. *Desert Spanish: The Early Architecture of Palm Springs*. Palm Springs: Palm Springs Preservation Foundation, 2013
- National Park Service. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, Washington, D.C.
- Rosa, Joseph. *Albert Frey, Architect*. Princeton Architectural Press, New York, NY, 1999
- Scates, Shelby. *Warren G. Magnuson and the Shaping of Twentieth-Century America*, University of Washington Press, 2012
- Stern, Michael and Alan Hess. *Julius Shulman: Palm Springs*. New York: Rizzoli, 2008

Other Documentary Sources

- Prickly Pears Documentary Interview with Harold Hicks PP#4, DVD, July 11, 1986, Palm Springs, CA, Palm Springs Public Library
- Prickly Pears Documentary Interview with Albert Frey and John Clark PP#12, DVD, January 8, 1986, Palm Springs, CA, Palm Springs Public Library

Other Sources Consulted

- City of Palm Springs (Planning and Building Departments)
- Palm Springs Historical Society
- Palm Springs Public Library
- Riverside County Assessor's Office

9. Geographical Data

Acreage of Property: Approximately .37 acres (or 16,000 sq. ft.)
Property Boundary Description: See Appendix II

10. Prepared By

Name/title: Ronald W. & Barbara A. Marshall
Organization: Submitted on behalf of the Palm Springs Preservation Foundation
Street address: 1775 East Palm Canyon Drive, Suite 110-195
City: Palm Springs State: CA Zip: 92264
Telephone: (760) 837-7117
e-mail address: info@pspreservationfoundation.org

11. Required Documentation

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

1. **Attachment Sheets.** Include all supplemental information based on application form above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
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 ½ 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.

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

Appendix I: Letter of Owner Support

February 1, 2014

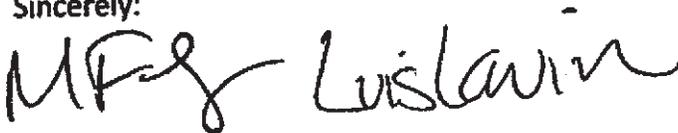
City of Palm Springs
Historic Site Preservation Board
Palm Springs, California

Dear Honorable Board:

As the current owners of the Paul Dougherty Residence (1860 North Vista Drive), designed by architect John Porter Clark, we enthusiastically support the Class 1 Historic Site designation of our property by the city of Palm Springs and have asked the Palm Springs Preservation Foundation (specifically board member Ron Marshall) to assist me in the preparation of the required nomination paperwork.

If you have any questions please feel free to contact us at 310.386.5284 or michael@bohnett.com.

Sincerely:

A handwritten signature in black ink, appearing to read "M.F. Fleming and Luis A. Lavin". The signature is written in a cursive, flowing style.

Michael F. Fleming and Luis A. Lavin

Appendix II: 1942 Grant Deed (includes Legal Description)

Received for record Apr 27, 1942, at 9 o'clock A.M. at request of Riverside Title Company. Copied in Book No. 540 of Official Records, page 273, et seq., Records of Riverside County, California.

Fees \$1.00

Jack A. Ross, Recorder.

Compared: Copyist A. Sunstedt; Comparer G. Everett.

MILTON E. BREN, ET AL)
TO) GRANT DEED
PAUL MCCHERRY, ET AL) JOINT TENANTS

IN CONSIDERATION of \$10.00, receipt of which is acknowledged MILTON E. BREN and MARIAN E. BREN, husband and wife, and E. H. SCHACKER, also known as Manuel P. Schaefer, and ELIDA B. SCHACKER, husband and wife, whose permanent address is - do hereby grant to PAUL MCCHERRY and PAULA MCCHERRY, husband and wife, as Joint Tenants, whose permanent address is - the real property in the County of Riverside, State of California, described as:

All that portion of the Southeast Quarter of Section 3, Township 4 South, Range 4 East, San Bernardino Meridian, as shown by United States Government Survey, particularly described as follows:

Commencing at a point on the North line of the Southeast Quarter of Section 3 which bears North 89° 38' West a distance of 575 feet from the quarter section corner on the East line of said Section 3; thence North 00° 11' West, 497.16 feet; thence South 89° 37' West, 246 feet for the point of beginning; thence South 00° 11' West, 138 feet; thence South 89° 37' West, 84 feet to a point on the East line of that certain parcel of land conveyed to Sharline S. Henderson and wife by deed recorded April 6, 1937 in Book 318, page 379 of Official Records, Riverside County, California; thence North 00° 11' East along said East line of the last referred to parcel, 138 feet; thence North 89° 37' East, 84 feet to the point of beginning.

Said property is also shown on records of Survey in file in Book 5, page 31 and Book 13, pages 86 and 96 respectively, of records of Survey, Records of Riverside County, California.

SUBJECT TO: Taxes for the fiscal year 1942-43, covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

Dated this 17th day of April, 1942.

Milton E. Bren
Marian E. Bren
E. H. Schaefer
Elida B. Schaefer

U.S.D.C. \$5.00 Cancelled.

STATE OF CALIFORNIA,
County of Riverside Los Angeles) ss.

On this 17th day of April, 1942, before me, the undersigned, a Notary Public in and for said County, personally appeared Milton E. Bren, Marian E. Bren, E. H. Schaefer and Elida B. Schaefer known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

William Faye,
Notary Public in and for the County
of Los Angeles, State of California.

(NOTARIAL SEAL)

My commission expires February 3, 1945

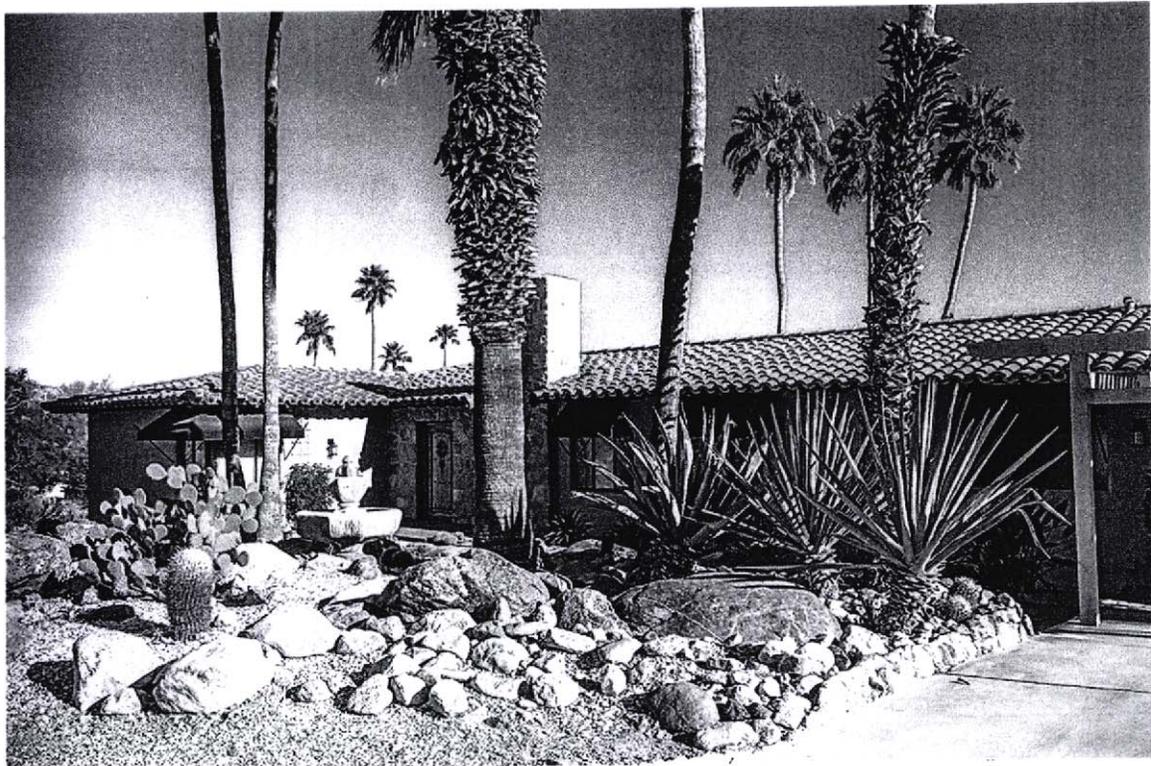
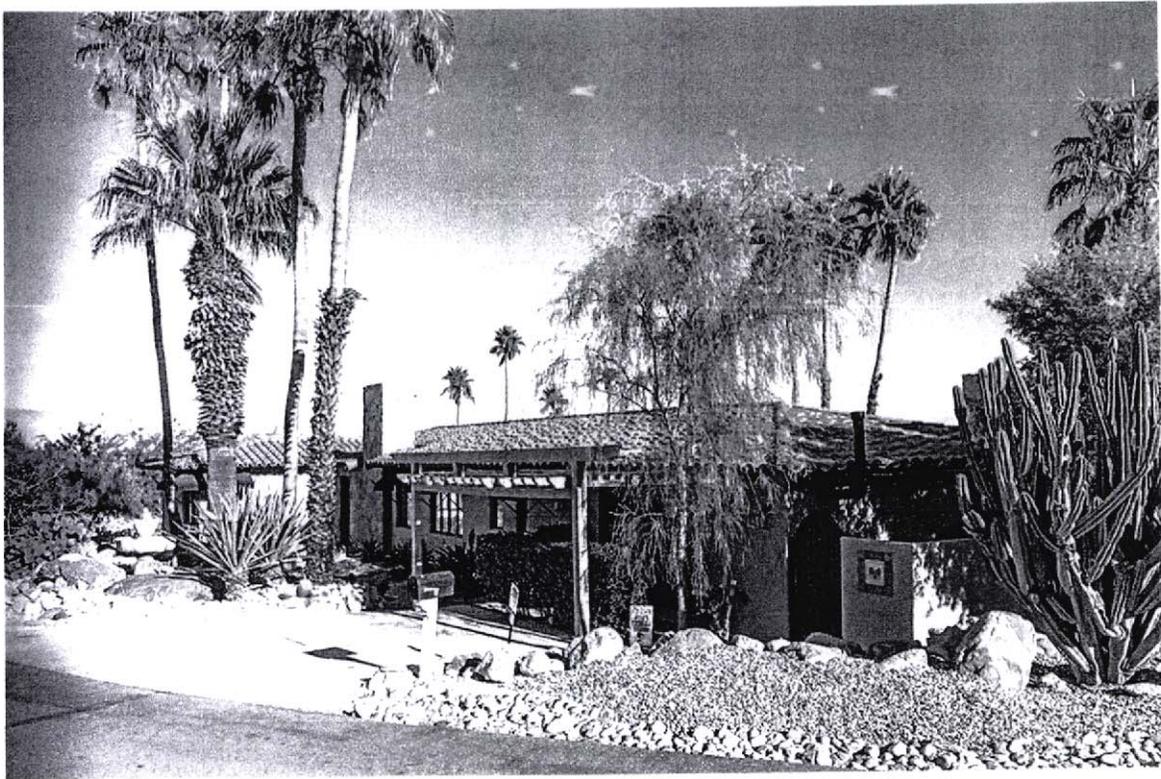
Received for record Apr 27, 1942 at 9 o'clock A.M. at request of Riverside Title Company. Copied in Book No. 540 of Official Records, page 276, Records of Riverside County, California.

Fees \$1.00

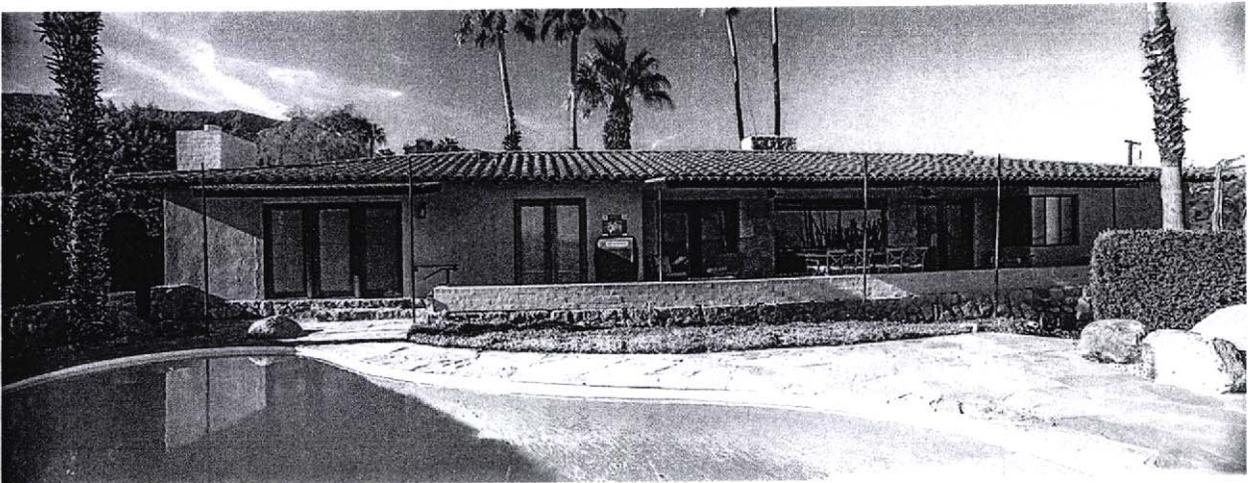
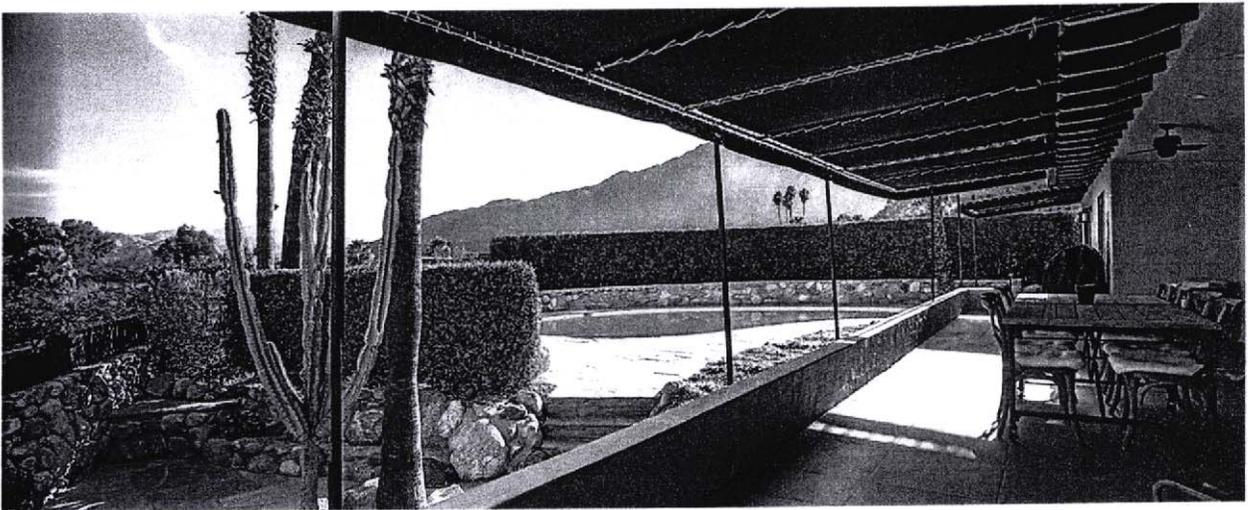
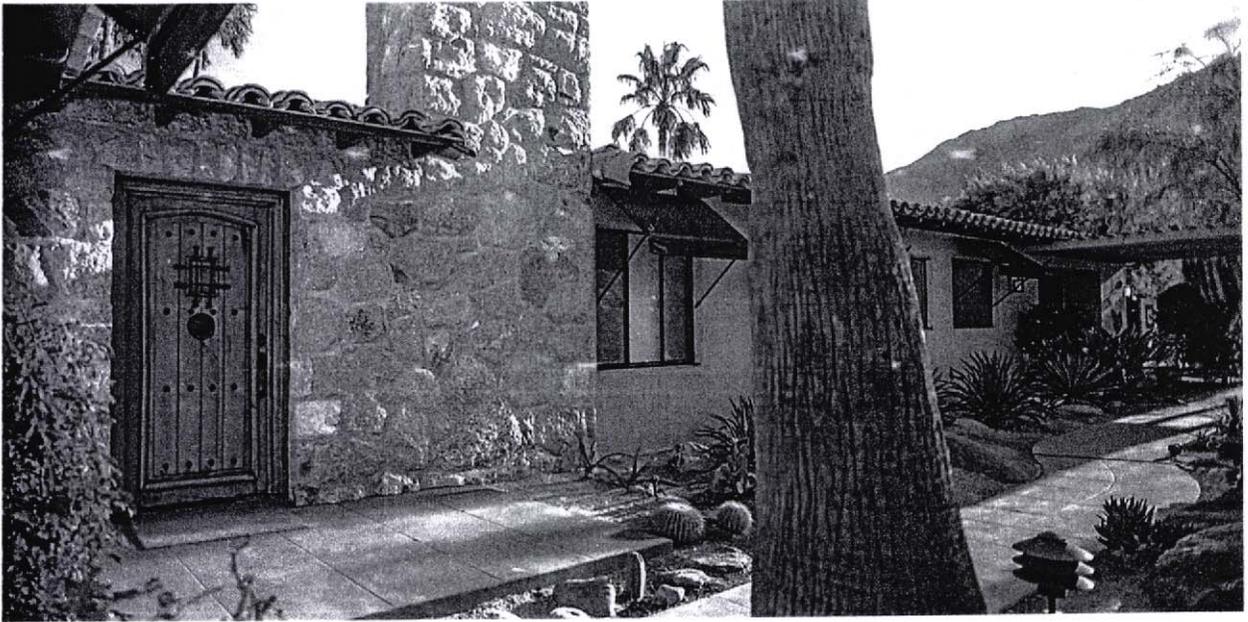
Jack A. Ross, Recorder.

Compared: Copyist A. Sunstedt; Comparer G. Everett.

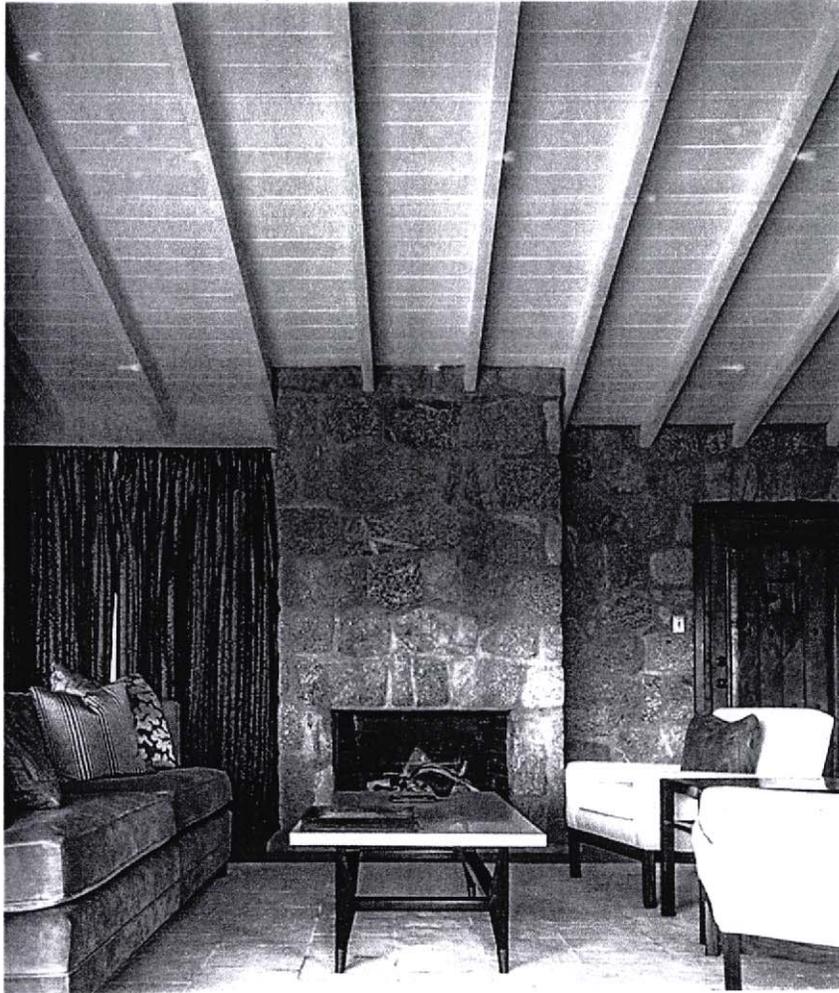
Appendix IV: Photographic Documentation of Buildings and Site



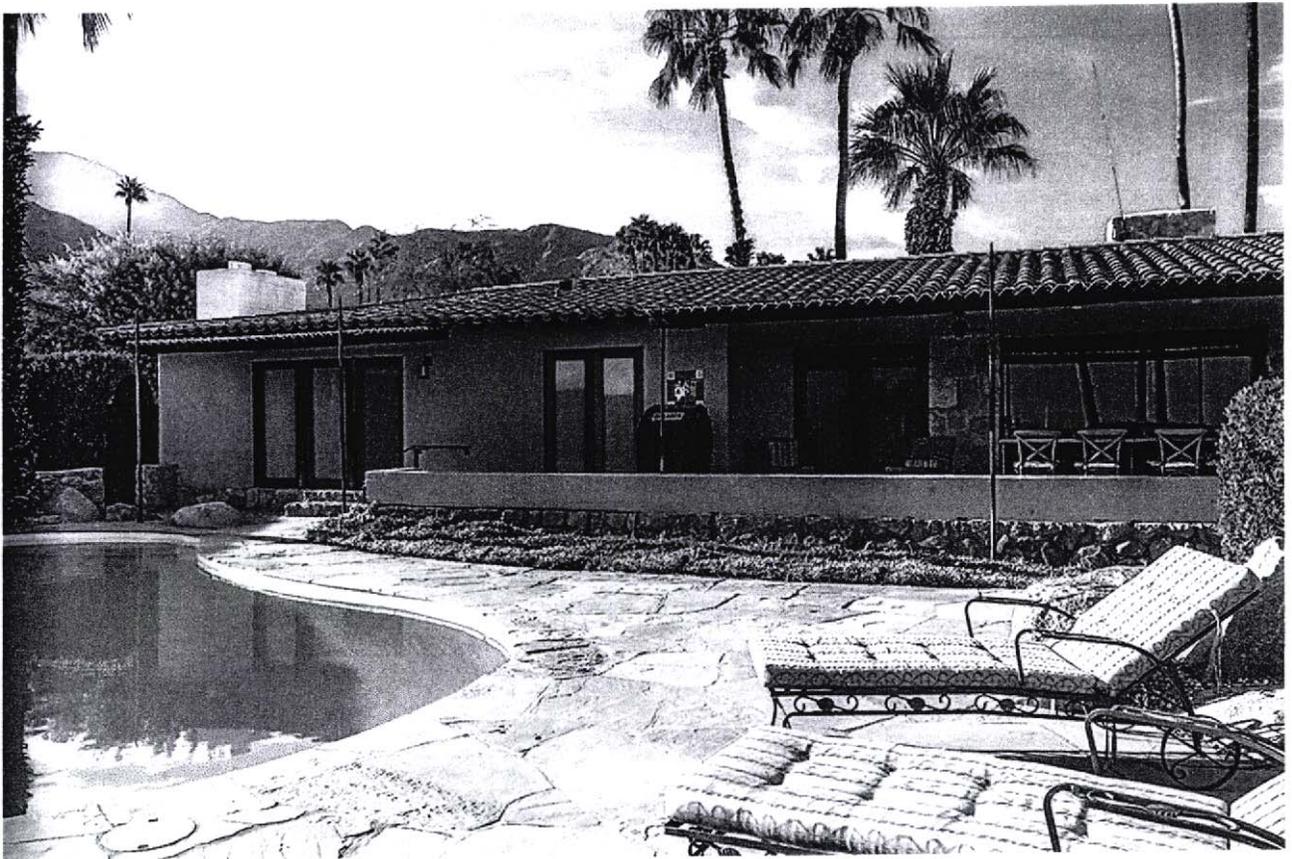
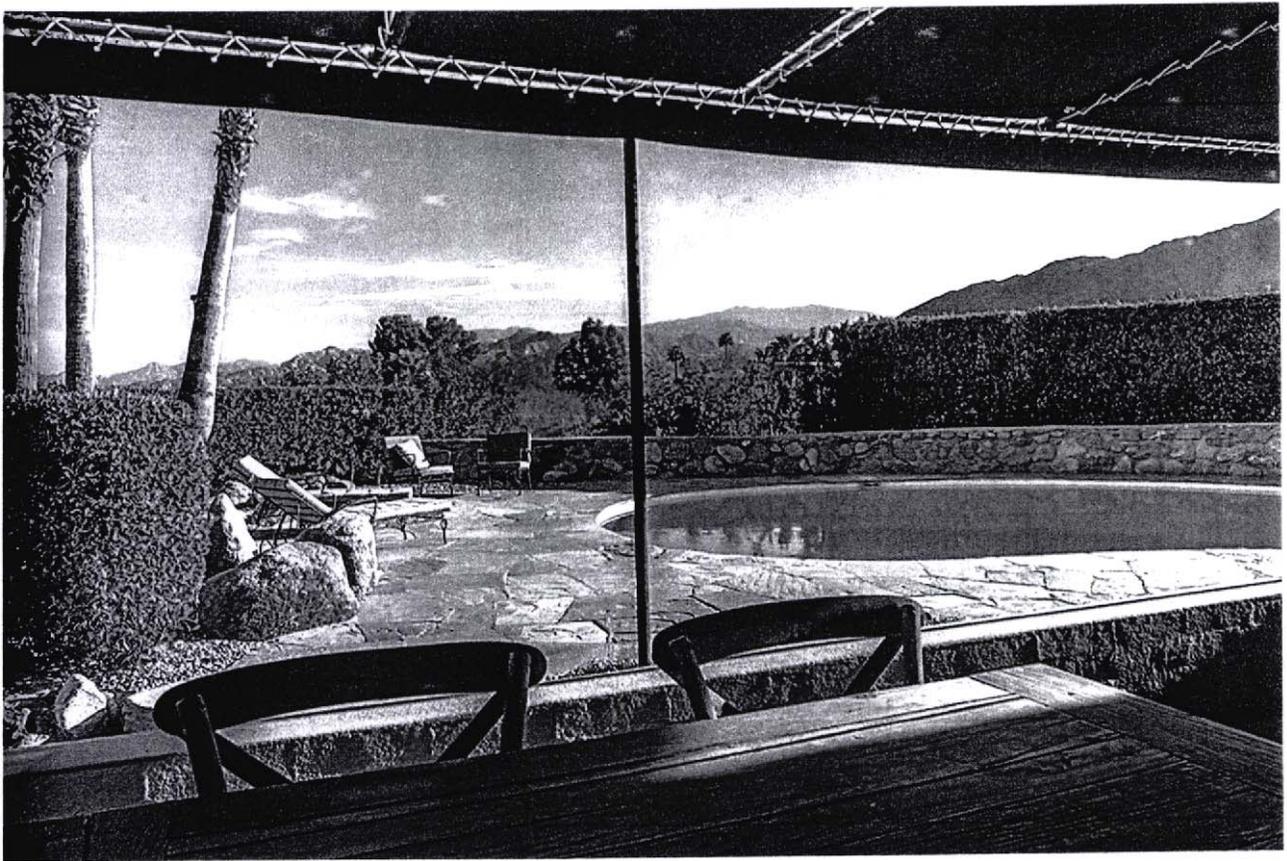
(Courtesy John Lewis Marshall)



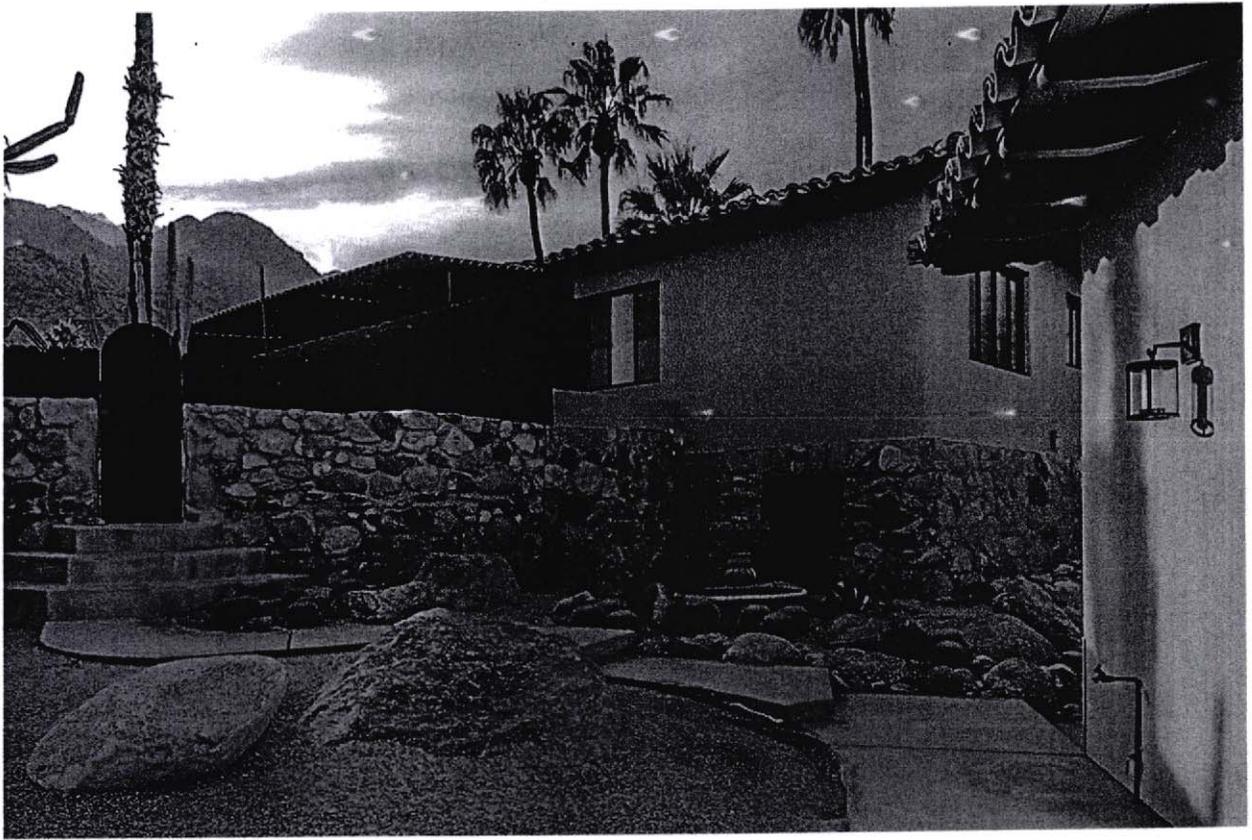
(Courtesy John Lewis Marshall)



(Courtesy John Lewis Marshall)

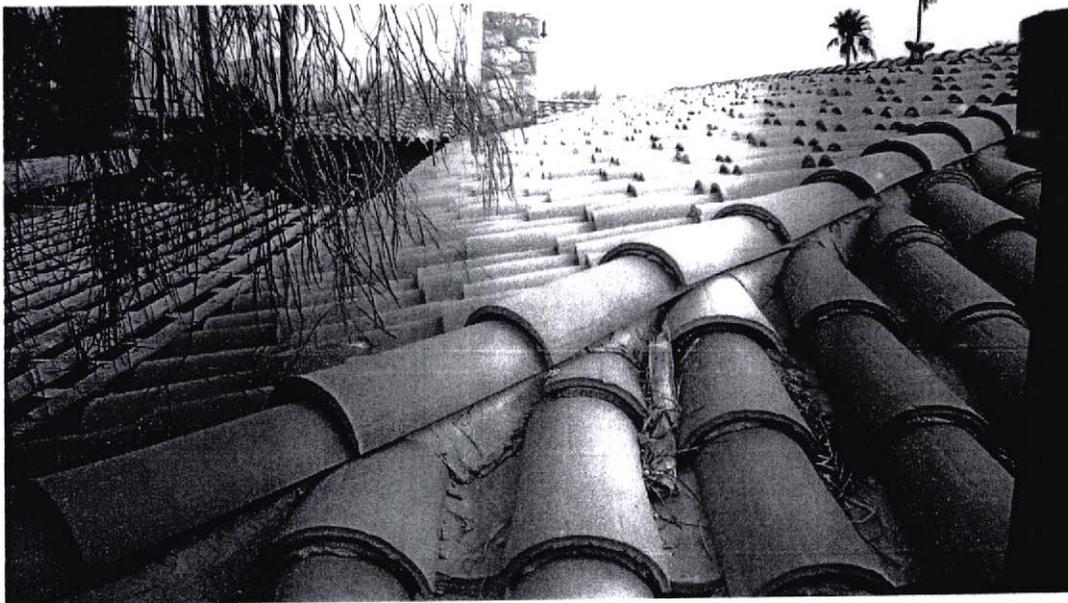


(Courtesy John Lewis Marshall)

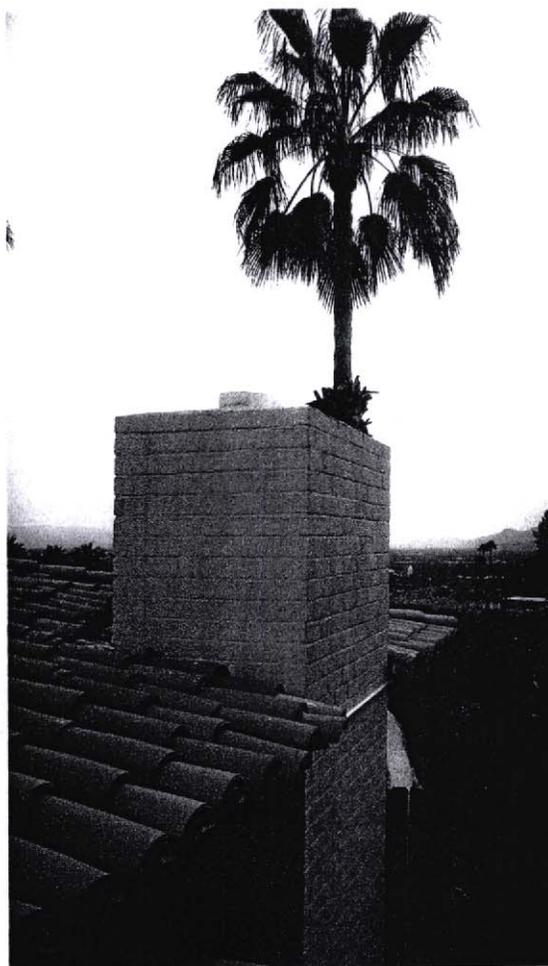


(Courtesy John Lewis Marshall)

Appendix V: Architectural Details and Non-Contributing Buildings



Terra Cotta Barrel Tile Hip Roof



Concrete Block Fireplace added during 1960 Garage Conversion