



CITY COUNCIL STAFF REPORT

DATE: May 7, 2014

PUBLIC HEARING

SUBJECT: AN APPLICATION BY MICHAEL F. FLEMING AND LUIS A. LAVIN (OWNERS) IN COLLABORATION WITH THE PALM SPRINGS PRESERVATION FOUNDATION, REQUESTING CLASS 1 HISTORIC DESIGNATION FOR "THE PAUL DOUGHERTY RESIDENCE" A SINGLE FAMILY RESIDENCE LOCATED ON A HILLSIDE LOT AT 1860 VISTA DRIVE (HSPB #89)

FROM: David Ready, City Manager

BY: Department of Planning Services

SUMMARY

An application by Michael F. Fleming and Luis A. Lavin (owners) in collaboration with the Palm Springs Preservation Foundation, requesting Class 1 historic designation for "The Paul Dougherty Residence" a single family residence located on a hillside lot at 1860 Vista Drive. Such designation would:

RECOMMENDATION:

Open the public hearing and take testimony. Close the public hearing and adopt Resolution No. ____, a resolution of the City Council of the City of Palm Springs, California designating the Paul Dougherty Residence at 1860 Vista Drive a Class 1 historic site and approving a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA).

PRIOR ACTIONS

On April 8, 2014 the Historic Site Preservation Board voted unanimously to recommend approval by the City Council of the Class 1 designation of the Paul Dougherty Residence.

BACKGROUND AND SETTING

Historic Preservation activities in Palm Springs are regulated under Municipal Code Section 8.05 ("*Historic Preservation*"). The purpose of the Historic Preservation Ordinance is:

ITEM NO. 1A

“... for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens.”

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.

Only the City Council is authorized to designate historic sites. When the Historic Site Preservation Board determines that Class 1 historic designation of a certain site or district would further the purpose of the Historic Preservation Ordinance, the Board may initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of such a recommendation to the City Council.

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 a 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 marker explaining the historic nature of the site will be installed at the site in a location viewable from the public way.
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 subject single family residence is located on a hillside lot of roughly 16,117 square feet in the Little Tuscany neighborhood. The lot is at the southeast corner of Vista Drive and Chino Canyon Road. The wood frame and stucco home was constructed in 1942. The blueprints denote "Wilson & Sorum House #2"; suggesting that the home may have been built as a "spec house" by local businessman Raymond Sorum.

The architecture of the home is best termed a "transitional" style because it incorporates many traditional elements and materials common to Spanish Colonial architecture (rounded clay roof tiles, exposed rafter tails, stucco, etc) but also the simplicity of its form, simple massing, and extensive use of glass reflect the characteristics of Mid Century Modern architecture.

The architect, John Porter Clark was a significant local / regional architect whose commissions included both custom homes and commercial and institutional buildings. He designed several homes in the Little Tuscany neighborhood, the Palm Springs City Hall (in collaboration with other architects), the Welwood Murray Memorial Library and other notable local buildings.

The Dougherty residence is located in the Little Tuscany subdivision, which was platted in the 1930's by Alvah Hicks, a local real estate speculator and master builder; who is credited as having worked on the construction of the Desert Inn, the Thomas O'Donnell Residence, the George Roberson Residence, and numerous other high-end homes in the Las Palmas-Merito Vista tract including the home he built for his own family at 501 North Belardo, better known as the Liberace Estate.

Several of the past owners of the home are individuals recognized as significant at a local, state, and/or national level. These include Paul Dougherty, who appears to be the first owner of the home. Dougherty is internationally recognized as a notable artist and painter of seascapes. William Edris (and wife Marjorie) Edris, who owned the house from roughly 1950 until 1953, was a prominent business man in Seattle, Washington, and a well-known socialite in Palm Springs. Lastly, United States Senator Warren Magnuson, who served in the U.S. House of Representatives and the Senate, purchased the house in 1964. (His length of ownership of the home was not documented in the historic resources report).

DEFINING HISTORIC CHARACTERISTICS

The physical character-defining historic features of this site include the following:

1. Rounded terra cotta clay roof tiles.
2. The exposed rafter tails.
3. Fieldstone fireplace, stem wall, and retaining wall in the back yard.
4. Expansive use of glass across the rear of the home, including a large (roughly 6 foot by 10 foot) "picture window".
5. Low-slung uninterrupted hip roof form.
6. Steel casement corner window frames.
7. Planter "pockets" along the back side of the home.

Non-contributing elements of the site include the following:

1. The garage constructed in 2010.
2. The conversion of the original garage to living space.
3. A small kitchen addition over a planting pocket, a semi-enclosed outdoor space near the laundry room.
4. Pool equipment shed.
5. Landscaping.
6. Steel and fabric rear yard patio awning.
7. Swimming pool.

REQUIRED FINDINGS

In considering a recommendation for Class 1 historic designation, pursuant to Municipal Code Section 8.05.160, the Board and the City Council shall find that the purposes of the Historic Preservation chapter are furthered by designation of such property as a historic site or district. The purpose of the Historic Preservation chapter of the Municipal Code is outlined in PSMC 8.05.010:

This chapter is adopted pursuant to the authority of (California) Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens. (Ord. 140 §

Class 1 designation of The Paul Dougherty Residence at 1860 Vista Drive would further the purpose of the historic preservation ordinance because it reflects elements of the City's architectural, social, and cultural history as follows:

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

The subject site is associated with Paul Dougherty, a notable and accomplished seascape painter. The site is also associated with William Edris, a successful businessman from Seattle, who, along with his wife Marjorie were very active in the local social scene in Palm Springs. The site is also associated with U. S. Senator Warren Magnuson, whose career serving as representative from Washington state is well documented.

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

The Dougherty Residence reflects the early modern period in Palm Springs, specifically post World War II, when many local architects were exploring the design aesthetic of the Modern movement and blending this "new" style with more familiar traditional styles of architecture. The home, upon first glance, appears to be a typical post-war ranch style home, however upon closer scrutiny, the use of very large expanses of glass, a minimal amount of ornamentation, and simplicity in its overall form and massing make this building a "forerunner" to the minimalist Modern style for which Clark later would become known.

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

The Dougherty Residence presents the work of architect John Porter Clark, an architect of regional significance whose work in Palm Springs included such well known buildings as the Welwood Murray Memorial Library, the Palm Springs City Hall, and several "transitional" homes in the Little Tuscany neighborhood that reflected the evolution of his work from traditional "Spanish Colonial" styles to Mid-Century Modern.

CONCLUSION

The Paul Dougherty Residence meets the definition of a historic site as outlined in the Municipal Code in several ways. The designation of the Dougherty residence as a Class 1 historic site will further the purpose of the Historic Preservation Ordinance.

ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource (Class 31 Categorical Exemption).

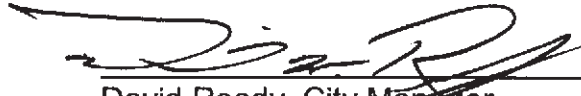
NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within five hundred (500) 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.



Margo Wheeler, AICP
Director of Planning Services



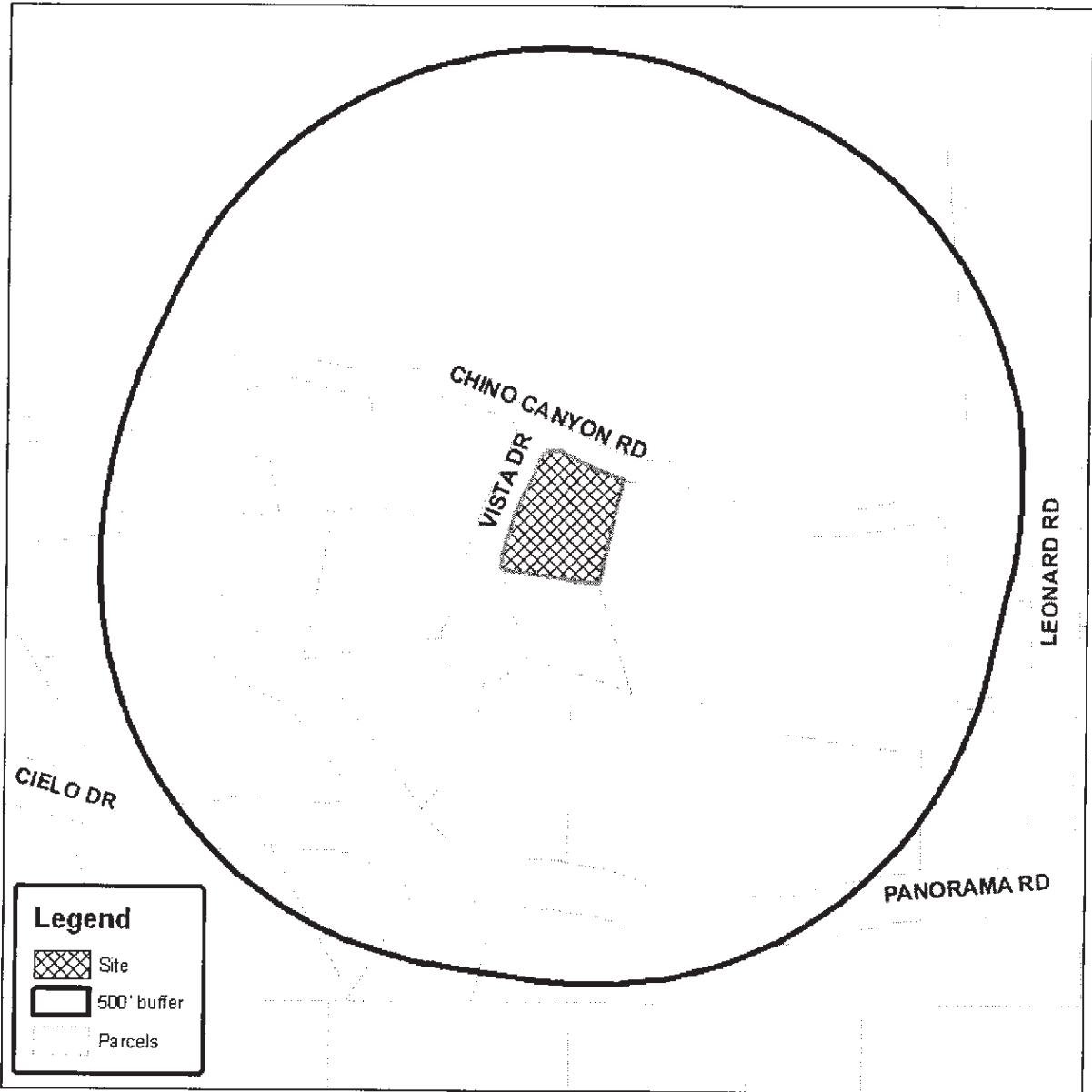
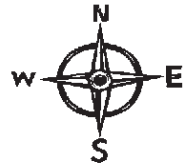
David Ready, City Manager

Attachments:

1. Vicinity Map
2. Draft Resolution
3. HSPB meeting minutes excerpt April 8, 2014, staff report and HSPB resolution
4. Historic Resources Survey, Application and related documents.



**Department of Planning Services
Vicinity Map**



CITY OF PALM SPRINGS

CASE NO: HSPB 89

APPLICANT: Michael F. Fleming & Luis A. Lavin, Owners

DESCRIPTION: Application requesting designation of 1860 North Vista Drive as a Class 1 Historic Site, Zoned R-1-A, APN: 504-200-010.

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 1860 VISTA DRIVE (THE DOUGHERTY RESIDENCE) AS A CLASS 1 HISTORIC SITE, (CASE #HSPB 89)

WHEREAS, on February 1, 2014, Michael F. Fleming and Luis A. Lavin, owners, submitted an application pursuant to Municipal Code Section 8.05.00 seeking Class 1 Historic designation for the single family residence known as The Paul Dougherty Residence, located at 1860 Vista Drive, and

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

WHEREAS, the subject single family residence is located on a hillside lot of roughly 16,117 square feet. The lot is at the southeast corner of Vista Drive and Chino Canyon Road. The wood frame and stucco home was constructed in 1942; and

WHEREAS, the architecture of the home is best termed a "transitional" style because it incorporates many traditional elements and materials common to Spanish Colonial architecture (rounded clay roof tiles, exposed rafter tails, stucco, etc) but also the simplicity of its form, simple massing, and extensive use of glass reflect the characteristics of Mid Century Modern architecture; and

WHEREAS, the architect, John Porter Clark was a significant local / regional architect whose commissions included both custom homes and commercial and institutional buildings. He designed several homes in the Little Tuscany neighborhood, the Palm Springs City Hall (in collaboration with other architects), the Welwood Murray Memorial Library and other notable local buildings; and

WHEREAS, the Dougherty residence is located in the Little Tuscany subdivision, which was platted in the 1930's by Alvah Hicks, a local real estate speculator and master builder; who is credited as having worked on the construction of the Desert Inn, the Thomas O'Donnell Residence, the George Roberson Residence, and numerous other high-end homes in the Las Palmas-Merito Vista tract including the home he built for his own family at 501 North Belardo, better known as the Liberace Estate; and

WHEREAS, several of the past owners of the home are individuals recognized as significant at a local, state, and/or national level. These include Paul Dougherty, who appears to be the first owner of the home. Dougherty is internationally recognized as a notable artist and painter of seascapes. William Edris (and wife Marjorie) Edris, who owned the house from roughly 1950 until 1953, was a prominent business man in Seattle, Washington, and a well-known socialite in Palm Springs. Lastly, United States

Senator Warren Magnuson, who served in the U.S. House of Representatives and the Senate, purchased the house in 1964; and

WHEREAS, the physical character-defining historic features of this site include the following:

1. Rounded terra cotta clay roof tiles.
2. The exposed rafter tails.
3. Fieldstone fireplace, stem wall, and retaining wall in the back yard.
4. Expansive use of glass across the rear of the home, including a large (roughly 6 foot by 10 foot) "picture window".
5. Low-slung uninterrupted hip roof form.
6. Steel casement corner window frames.
7. Planter "pockets" along the back side of the home, and

WHEREAS, the Non-contributing elements of the site include the following:

1. The garage constructed in 2010.
2. The conversion of the original garage to living space.
3. A small kitchen addition over a planting pocket, a semi-enclosed outdoor space near the laundry room.
4. Pool equipment shed.
5. Landscaping.
6. Steel and fabric rear yard patio awning.
7. Swimming pool and fieldstone fireplace, and

WHEREAS, a notice of a public hearing notice of the Historic Site Preservation Board to consider a recommendation for Class 1 historic designation of the Paul Dougherty Residence was issued in accordance with applicable law; and

WHEREAS, on April, 8, 2014, the Historic Site Preservation Board conducted a public hearing on the subject application in accordance with applicable law; and

WHEREAS, the Historic Site Preservation Board 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, and all written and oral testimony presented and voted unanimously to recommend that the City Council designate the Paul Dougherty Residence as a Class 1 historic site; and

WHEREAS, a notice of a public hearing notice of the City Council of the City of Palm Springs, California to consider a recommendation for Class 1 historic designation of the Paul Dougherty Residence was issued in accordance with applicable law; and

WHEREAS, on May 7, the City Council conducted a public hearing on the subject application in accordance with applicable law; and

WHEREAS, the City Council 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, and all written and oral testimony,

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: REQUIRED FINDINGS

In considering a recommendation for Class 1 historic designation, pursuant to Municipal Code Section 8.05.160, the purposes of the Historic Preservation chapter are furthered by designation of such property as a historic site or district. The purpose of the Historic Preservation chapter of the Municipal Code is outlined in PSMC 8.05.010:

This chapter is adopted pursuant to the authority of (California) Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens. (Ord. 140 §

Class 1 designation of The Paul Dougherty Residence at 1860 Vista Drive would further the purpose of the historic preservation ordinance because it reflects elements of the City's architectural, social, and cultural history as follows:

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

The subject site is associated with Paul Dougherty, a notable and accomplished seascape painter. The site is also associated with William Edris, a successful businessman from Seattle, who, along with his wife Marjorie were very active in the local social scene in Palm Springs. The site is also associated with U. S. Senator Warren Magnuson, whose career serving as representative from Washington state is well documented.

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

The Dougherty Residence reflects the early modern period in Palm Springs, specifically post World War II, when many local architects were exploring the design aesthetic of the Modern movement and blending this "new" style with more familiar traditional styles

of architecture. The home, upon first glance, appears to be a typical post-war ranch style home, however upon closer scrutiny, the use of very large expanses of glass, a minimal amount of ornamentation, and simplicity in its overall form and massing make this building a "forerunner" to the minimalist Modern style for which Clark later would be come known.

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The Dougherty Residence presents the work of architect John Porter Clark, an architect of regional significance whose work in Palm Springs included such well known buildings as the Welwood Murray Memorial Library, the Palm Springs City Hall, and several "transitional" homes in the Little Tuscany neighborhood that reflected the evolution of his work from traditional "Spanish Colonial" styles to Mid-Century Modern.

SECTION 2: 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 (Class 31 Categorical Exemption).

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the City Council does hereby designate the entire property located at 1860 Vista Drive as a Class 1 Historic Site, 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 buildings proposed on the site 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 considered legal, non-conforming only as to Section 8.05 of the Palm Springs Municipal Code.

ADOPTED this 7th day of May, 2014

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

James Thompson
City Clerk

**HISTORIC SITE PRESERVATION BOARD
CITY OF PALM SPRINGS, CALIFORNIA**



**MEETING MINUTES
TUESDAY, APRIL 8, 2014
LARGE CONFERENCE ROOM, CITY HALL**

CALL TO ORDER: Chair DeLeeuw called the meeting to order at 9:00 a.m.

ROLL CALL:

PRESENT: Chair DeLeeuw, Vice-Chair Johns, Board members Burkett, Hays, Ploss, Williamson.

ALSO PRESENT: Director Wheeler, Associate Planner Lyon.

ACCEPTANCE OF THE AGENDA: No changes.

PUBLIC COMMENT: None

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: MINUTES FROM THE MARCH 11, 2014 MEETING

M/S/C Williamson/Johns (A-1-1, Ploss opposed, Hays abstained) Approved minutes as amended.

2. UNFINISHED BUSINESS:

2.A. AN APPLICATION BY MICHAEL F. FLEMING & LUIS A. LAVIN, OWNERS, SEEKING A CLASS 1 HISTORIC DESIGNATION FOR "THE PAUL DOUGHERTY RESIDENCE", LOCATED AT 1860 VISTA DRIVE, ZONE R-1-A (HSPB #89).

Board Member Ploss asked staff to doublecheck if this area is Little Tuscany or Chino Canyon.

Board Member Johns indicated that Ron Marshall, representative of the Palm Springs Preservation Foundation, are careful researchers.

Chair DeLeeuw opened the hearing. There were no speakers and the hearing was closed.

M/S/C Ploss/Burkett (6-0) to approve.



Historic Site Preservation Board Staff Report

DATE: April 8, 2014

PUBLIC HEARING

SUBJECT: AN APPLICATION BY MICHAEL F. FLEMING AND LUIS A. LAVIN (OWNERS) IN COLLABORATION WITH THE PALM SPRINGS PRESERVATION FOUNDATION, REQUESTING CLASS 1 HISTORIC DESIGNATION FOR "THE PAUL DOUGHERTY RESIDENCE" A SINGLE FAMILY RESIDENCE LOCATED ON A HILLSIDE LOT AT 1860 VISTA DRIVE (HSPB #89)

FROM: Department of Planning Services

SUMMARY

An application by Michael F. Fleming and Luis A. Lavin (owners) in collaboration with the Palm Springs Preservation Foundation, requesting Class 1 historic designation for "The Paul Dougherty Residence" a single family residence located on a hillside lot at 1860 Vista Drive. 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:

Open the public hearing and take testimony. Close the public hearing and adopt Resolution HSPB 89, recommending that the City Council designate 1860 Vista Drive a Class 1 historic site.

PRIOR ACTIONS

On March 27th and 30th, Board members did a site inspection of the subject property accompanied by Staff member Wheeler.

BACKGROUND AND SETTING

Historic Preservation activities in Palm Springs are regulated under Municipal Code Section 8.05 ("*Historic Preservation*"). The purpose of the Historic Preservation Ordinance is:

"... for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens."

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CONCLUSION

The Paul Dougherty Residence meets the definition of a historic site as outlined in the Municipal Code in several ways. The designation of the Dougherty residence as a Class 1 historic site will further the purpose of the Historic Preservation Ordinance.

ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource (Class 31 Categorical Exemption).

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within five hundred (500) 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.



Ken Lyon, RA,
Associate Planner



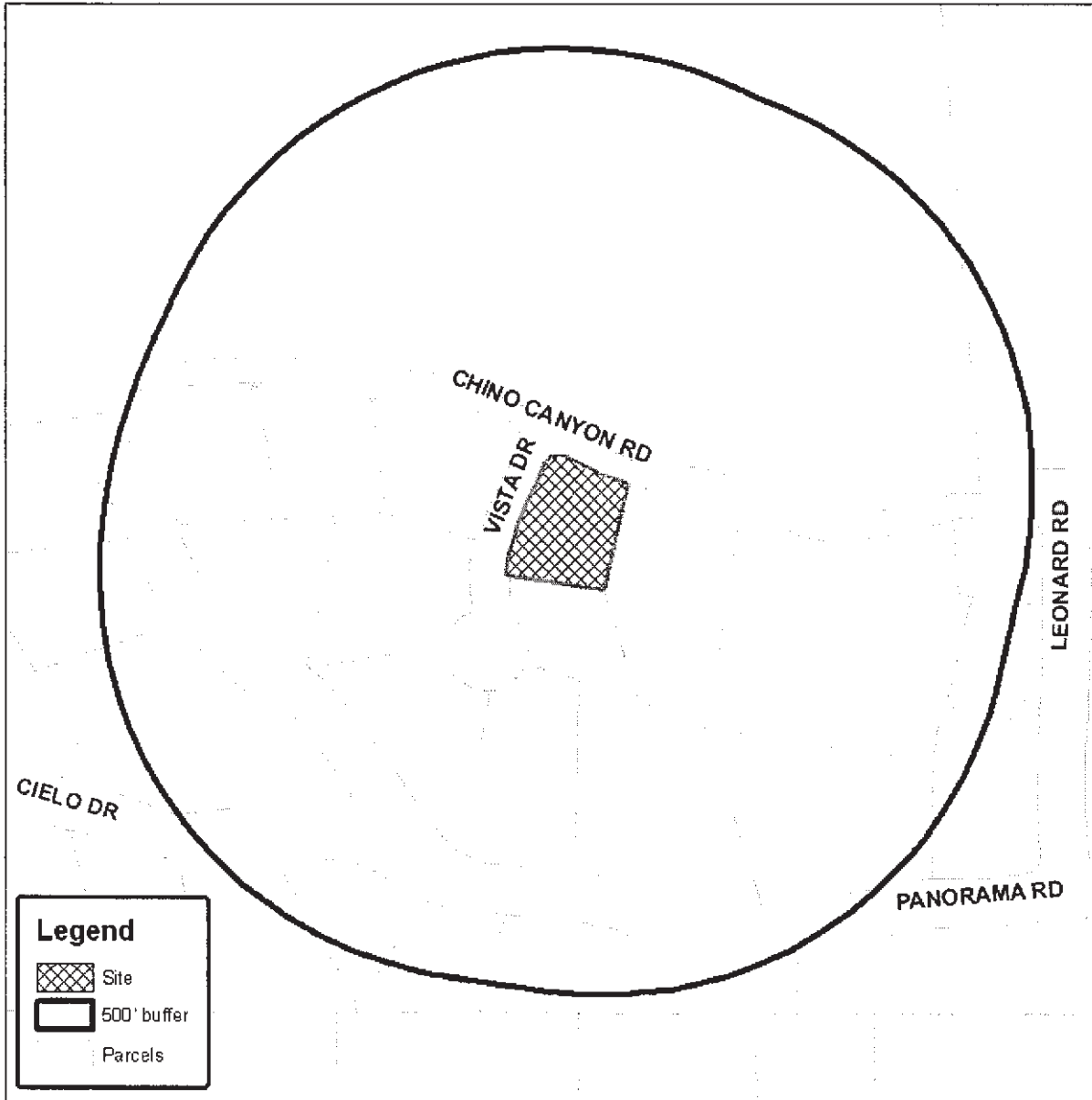
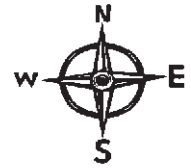
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:




1. Vicinity Map
2. Draft Resolution
3. Historic Resources Survey, Application and related documents.



Department of Planning Services Vicinity Map



Legend

-  Site
-  500' buffer
-  Parcels

CITY OF PALM SPRINGS

CASE NO's: HSPB 89

APPLICANT:
The Palm Springs Preservation
Foundation

DESCRIPTION: Application requesting designation of 1860 Vista Drive, "The Dougherty Residence" as a Class 1 historic site. APN: 504 202 010

**Paul Dougherty
Residence**

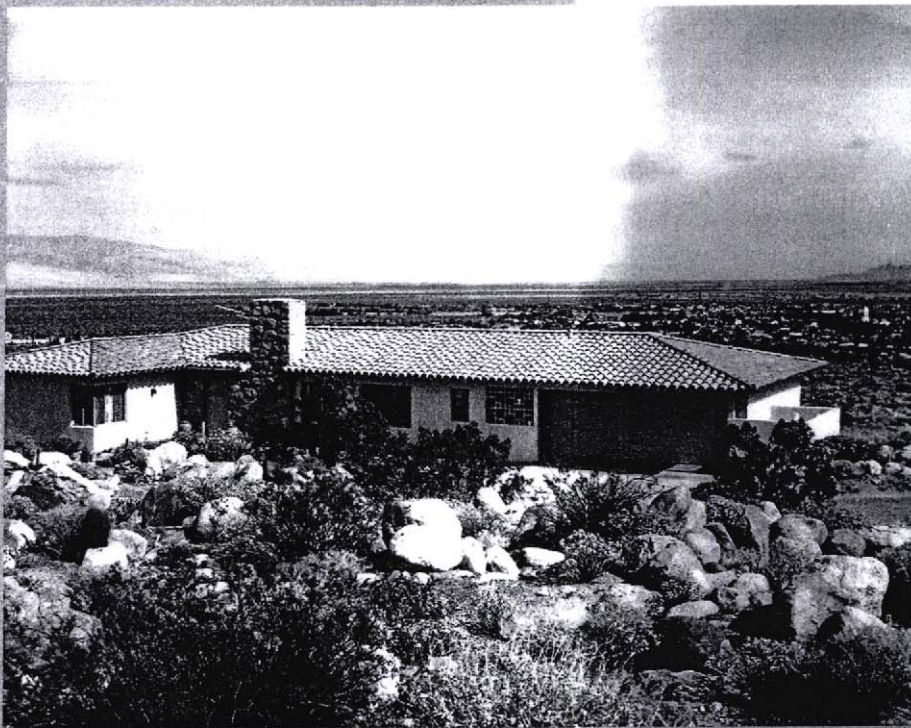
**1866 North Vista Drive
Palm Springs, CA 92262**

**Nomination Application
for City of Palm Springs
Class 1 Historic Site**

RECEIVED

FEB 10 2014

PLANNING SERVICES
DEPARTMENT



Prepared by

Ron & Barbara Marshall

for the

Palm Springs Preservation Foundation

February 2014

Acknowledgements

The authors would like to thank the following individuals for either research or editing assistance:

Ron Duby

James Harlan

Susan Secoy Jensen

Jeri Vogelsang

Cover photograph: Gail B. Thompson Collection, Courtesy The Willows Historic Palm Springs Inn



A Dougherty seascape entitled "Late Afternoon," oil on board, dimensions 15"x21"
(Image used with permission of the California Art Company, LLC)

Paul Dougherty Residence

CLASS 1 HISTORIC SITE NOMINATION

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Introduction

The Palm Springs Preservation Foundation (PSPF) is a non-profit organization whose mission is "to educate and promote public awareness of the importance of preserving the historical resources and architecture of the city of Palm Springs and the Coachella Valley area."

On December 6, 2013 the PSPF board of directors, in consultation with the owner of the Paul Dougherty Residence, assigned the task of writing the residence's Class 1 Historic Site nomination to board member Ron Marshall.

EXECUTIVE SUMMARY

SIGNIFICANCE: The Paul Dougherty Residence was designed by architect John Porter Clark in 1942. As an important and largely intact example of a “transitional” modern structure, the private residence exhibits numerous stylistic markers that place it in the historic context of Palm Springs’ modern period. Additionally, the residence is associated with individuals who made meaningful contributions to national, state and/or local history.

DESIGNATION CRITERIA: The Paul Dougherty Residence has not previously been evaluated for Class 1 Historic Site eligibility. However, the residence is prominently chronicled in author Patrick McGrew’s *Desert Spanish: The Early Architecture of Palm Springs*, published by PSPF in 2012.

A brief summary of the evaluation contained in this nomination is as follows:

8.05.020 (a) paragraph 1 - Events: This criterion recognizes properties associated with events or patterns of events or historic trends. In this nomination, the applicable “pattern of events” is the gradual rise of Palm Springs’ prominence in midcentury architectural excellence. The Paul Dougherty Residence is an outstanding example of residential design and the construction of buildings within the context of midcentury desert modernism. The nominated private residence is associated with this pattern of events for its ability to exemplify the modern period of the national, state and local history. *The Paul Dougherty Residence is associated with this pattern of events, and is associated as well with Criterion 3 for its ability to exemplify a particular period of the national, state or local history. Therefore, the residence qualifies for listing as a Class 1 Historic Site under Criterion 1.*

8.05.020 (a) paragraph 2 - Persons: The Paul Dougherty Residence is “associated with [the] lives of persons who made meaningful contribution[s] to national, state or local history,” specifically artist Paul H. Dougherty, businessman William P. Edris and U.S. Senator Warren G. Magnuson. *Therefore, the residence qualifies for listing as a Class 1 Historic Site under Criterion 2.*

8.05.020 (a) paragraphs 3, 4 & 5 - Design/Construction: The Paul Dougherty Residence is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the modernist style, including expansive amounts of glass, use of natural materials, etc. Additionally, the work of architect John Porter Clark must be catalogued as the work of a “Master” architect because of his record of architectural excellence. *Therefore, for its distinctive characteristics, as the work of a Master, and for its high artistic values, the residence qualifies as a Class 1 Historic Site under Criteria 3, 4 & 5.*

SUMMARY: This evaluation finds the Paul Dougherty Residence eligible for listing as a Palm Springs Historic Site under 8.05.020 (a) paragraphs 1, 2, 3, 4 & 5 of the local ordinance’s seven criteria. Additionally, the Paul Dougherty Residence retains a high degree of architectural integrity.