



## **HISTORIC SITE PRESERVATION BOARD STAFF REPORT**

**DATE:** September 13, 2016

**PUBLIC HEARING**

**SUBJECT:** AN APPLICATION BY PETER DIXON ON BEHALF OF THE PARK IMPERIAL SOUTH HOA REQUESTING HISTORIC DISTRICT DESIGNATION FOR THE PARK IMPERIAL SOUTH CONDOMINIUMS LOCATED AT 1750 TO 1844 SOUTH ARABY DRIVE, ZONE R-3 (HSPB #103/HD 6).

**FROM:** Department of Planning Services

---

### SUMMARY:

This is a request for Historic District designation for the Park Imperial South condominiums, located at 1750 to 1844 South Araby Drive. The 30-unit complex was designed by Barry Berkus, and was constructed in 1960. The historic resources report was produced by a resident of the complex, Peter Dixon, in conjunction with the homeowners association.

The historic resources report proposes that the Park Imperial South condominium complex meets the City's definition of a historic site as outlined in Palm Springs Municipal Code (PSMC) Section 8.05.020, on the basis of Criterion 4 (embodying distinctive characteristics of a type, period, or method of construction) and Criterion 5 (presents the work of a master builder, designer, artist or architect). In addition, the 2004 Citywide Historic Resources Survey identifies the complex for possible nomination as a historic site.

### RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Close the public hearing and adopt Resolution HSPB 103, "A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE DESIGNATION OF THE PARK IMPERIAL SOUTH CONDOMINIUMS, LOCATED AT 1750 TO 1844 SOUTH ARABY DRIVE, AS A HISTORIC DISTRICT, SUBJECT TO CONDITIONS."

**BACKGROUND INFORMATION:**

<i>Related Building Permits</i>	
09/19/1960	A building permit was issued by the City of Palm Springs for the construction of the development, describing the work as "frame & stucco dwelling apartment(s)."

<i>Neighborhood Meeting/Neighborhood Notice</i>	
08/31/16	Notices of the public hearing were sent to all property owners within 500 feet of the subject site.

<i>Site Visit</i>	
07/25/16	Site inspections by members of the HSPB and City staff.

The Park Imperial South condominiums were originally constructed in 1960, based on the building permit records of the City of Palm Springs. The complex includes a total of 30 attached units arranged in various groupings across the 3.5 acre site, and includes covered carports and a common pool area. The complex was designed by Barry Berkus, and features distinctive folded-plate roofs over the primary living spaces of each unit. The complex was developed by Richard and Jack Weiss, who developed under the name of "Trudy Richards," and also developed semi-custom single-family homes in the Los Angeles and northern Orange County areas.

The 2004 Citywide Historic Resources Survey identified the Park Imperial South complex for possible nomination as a historic site, upon a recommendation of the Historic Site Preservation Board in place at the time. The survey indicates that a DPR (Department of Parks & Recreation) form was prepared as part of the 2004 survey.

**ANALYSIS:**

The historic resources report was prepared by Peter Dixon, a resident and unit owner at the Park Imperial South condominiums. Mr. Dixon provides a list of sources used in compiling the report, and also includes appendices which provide additional supporting information. Of particular note are Appendices 5 and 6, which provide a detailed description of alterations to each of the units and any restoration which is necessary. The analysis contained in this staff report is based on the information provided in the historic resources report.

*Integrity:*

The nomination report provides an analysis of the integrity of the buildings within the complex, utilizing the standards established by the National Register of Historic Places. The report notes that while most of the elements of historic integrity are in place, minor alterations to the design and materials of the structures have been made. These alterations are documented in Appendix 6 of the report, and may serve as guidance for

restoration of the units in the future. The report notes that the site hardscape and pool area also retain a high degree of integrity; however, a new fence has been added around the pool area to address safety requirements. The applicant has requested that the site landscaping not be included as a defining characteristic of the application, as conversion to drought-tolerant materials is underway.

#### *Historic District and Boundaries*

The Park Imperial South complex is being considered for designation as a Historic District. PSMC Section 8.05.020(b) provides the definition of a historic district as follows.

*Any area of the city of Palm Springs containing a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as an historic district under the provisions of this chapter.*

It has been the practice in the City of Palm Springs to designate condominium complexes as historic districts, rather than sites or buildings, as has been done with the Royal Hawaiian Estates Condominiums, the Racquet Club Cottages West Condominiums, the Pompeii De Las Palmas Condominiums, and the Sandcliff Garden Apartment Homes. The boundaries of the district are proposed to be coterminous with the boundaries of the condominium complex, and a description of the boundary is provided in the draft resolution accompanying this report.

#### *Defining Characteristics/Contributing Structures:*

The physical character-defining features of the complex include the following:

- Folded-plate roof structures (utilizing prefabricated stressed-skin panels) with clerestory windows;
- Flat roofs with deep, horizontal soffits (for the portion of the structure without the folded-plate roof);
- Aluminum-clad windows and sliding doors;
- Jalousie windows (where remaining);
- Decorative concrete block walls along the kitchen/garden dining court façade (the report notes that standards for conversion of the garden dining court to habitable space have been adopted by the HOA and have minimal impact on the original design of the structure);
- Smooth stucco and vertical groove siding;
- Carport structures; and
- Pool area.

The non-contributing features and structures include the following:

- Patio walls (the report notes that the patio enclosures were originally constructed of wood panels, and have since been replaced with concrete block walls);
- Patio gates (originally constructed of wood, the HOA has approved the use of a metal and glass gate);

- Storeroom/pool supply shed (added later);
- Pool fence (added later);
- Complex landscaping.

## FINDINGS – DEFINITION OF AN HISTORIC SITE

PSMC Section 8.05.020 provides the definition of a historic site; the historic resources report provides an evaluation of the proposed district in accordance with this definition. The following analysis identifies conformance to the criteria for consideration for designation 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*

The subject district does not meet this criterion.

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

The subject district does not meet this criterion.

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

The report states that the complex is associated with the emergence of condominium development in post-World War II America, as well as with the emergence of condominium development in Palm Springs.

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

The report notes that the development is exemplary of Mid-Century Modernism, through its folded-plate roof system, strong horizontal massing, extensive use of glass walls, and use of decorative concrete block. Of particular interest is the folded-plate roof system, which is constructed of prefabricated stressed-skin panels, rather than having been stick-built on site. The report compares the difference between this method of construction and the method employed by Donald Wexler for the roofs of his Steel House designs.

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;*

The complex was designed by architect Barry Berkus, who apprenticed with William Cody as a student. The Park Imperial South complex was designed by Mr. Berkus early in his career; the report indicates that Mr. Berkus' other Palm Springs designs include the Park Imperial North Riviera complex and the Merito Manor complex. Mr. Berkus would later go on to produce over 10,000 residential designs for developments across the U.S., in addition to doing urban design work in the U.S. and abroad. The Park Imperial South complex would be the first local historic designation of his Palm Springs work.

6. *That represents a significant and distinguishable entity whose components may lack individual distinction;*

The report notes that the complex was designed and built as a complete project; consequently, the criterion does not apply.

7. *That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

The subject property does not meet this criterion.

## FINDINGS – HISTORIC PRESERVATION PURPOSE

PSMC Section 8.05.160 states that the Board and City Council shall find that the purposes of the Historic Preservation ordinance are furthered by designation of the property as a historic site or district. The purpose of the Historic Preservation chapter is outlined as follows:

*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.*

Designation of the Park Imperial South complex as a historic district furthers the purpose of the historic preservation ordinance, in that it preserves a condominium development that is exemplary of Mid-Century Modern style, represents a distinctive method of construction through the use of stressed-skin panels for the folded-plate roof, and preserves the early work of architect Barry Berkus. Based on findings, the complex

qualifies for historic district designation pursuant to the criteria listed in PSMC Chapter 8.05.

**ENVIRONMENTAL ANALYSIS:**

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

**NOTIFICATION:**

Pursuant to PSMC Section 8.05.140, all property owners within 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 received one inquiry relative to the application.

**CONCLUSION:**

As provided in the analysis, the historic resources report identifies that the complex meets Criterion 4 and Criterion 5 of the definition of a historic site, and furthers the purpose of the historic preservation ordinance.



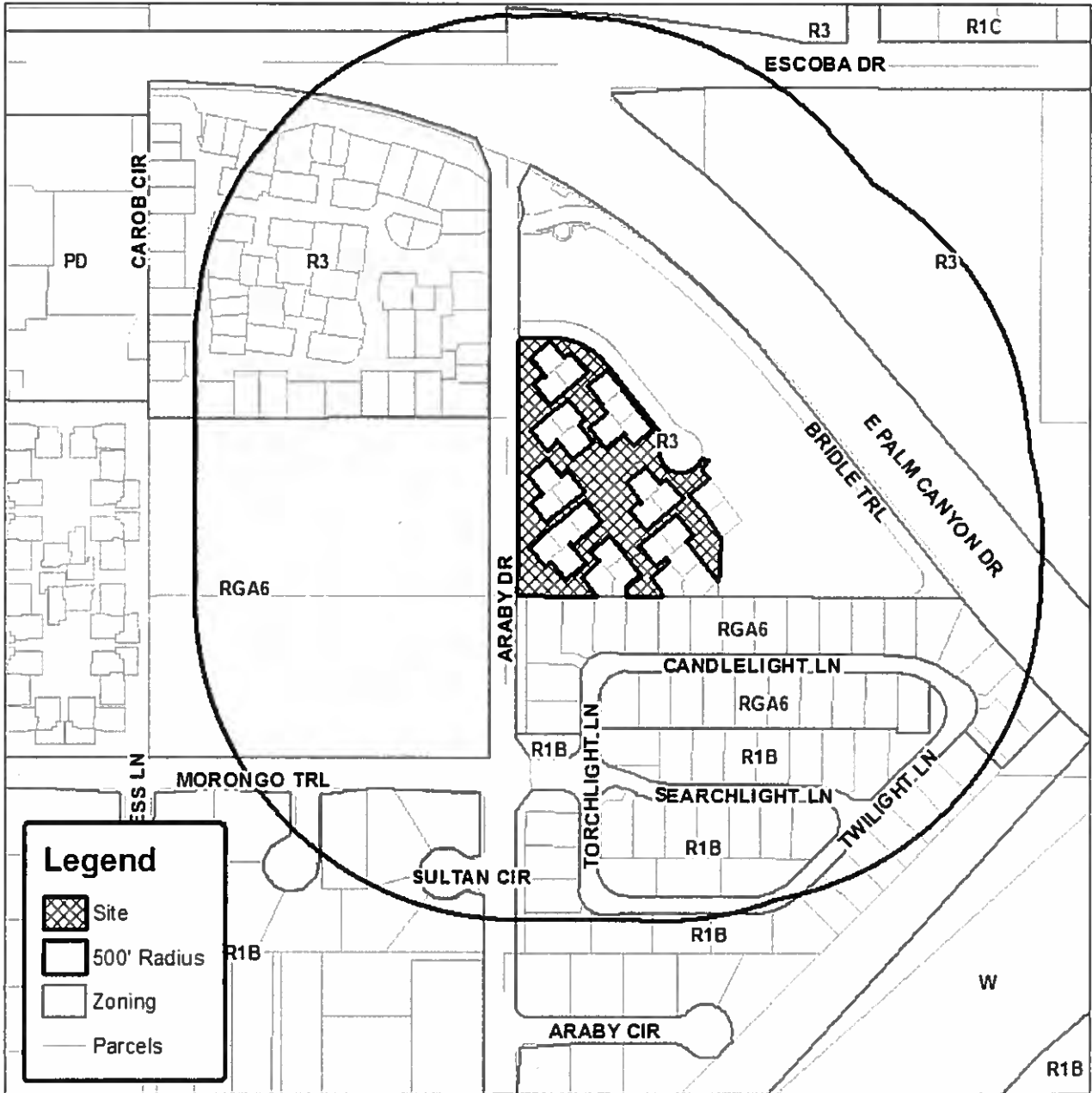
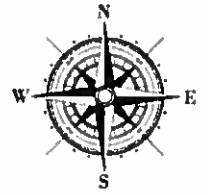
\_\_\_\_\_  
Flinn Fagg, AICP  
Director of Planning Services

**ATTACHMENTS:**

1. Vicinity Map
2. Historic Resources Report – Park Imperial South
3. Draft Resolution



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

*Trudy Richards*

**PARK IMPERIAL**

*Palm Springs South*



**Application for  
City of Palm Springs  
Historic District**

**Peter Dixon**

**760-218-0118**

**[dixonpeterc123@gmail.com](mailto:dixonpeterc123@gmail.com)**

**February 2016**





Office Use Only

Date:
Case No.
HSPB No.
Planner:

**CITY OF PALM SPRINGS**  
Department of Planning Services

**HISTORIC SITE DESIGNATION (HSD)**

**TO THE APPLICANT:**

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered complete until all submittal requirements are met. Staff may require additional information depending upon the specific project needs.

Please submit this completed application and subsequent material to the Department of Planning Services at 3200 East Tahquitz Canyon Way, Palm Springs, CA 92262 ~ Phone: 760-323-8245 ~ Fax: 760-322-8380

**Peter Carvill Dixon, an owner, and of behalf of the**

Applicant's Name: **Park Imperial South homeowners**

Please Print

Owner    Lessee    Authorized Agent    City    Other

Applicant's Address: **1754 South Araby Drive**

Number and Street Name or P.O. Box

**Palm Springs**

City

**California**

State

**92264**

ZIP

Telephone Nos: **760-218-0118**

Residence

Cell

Work

E-Mail address: **dixonpeterc123@gmail.com**

Site Address: Park Imperial South, 1750 to 1844 S. Araby Dr, PS 92264

Construction Date: 1960  Estimated  Factual

Architect: Barry Alan Berkus Builder: Richard L Weiss and Jack Weiss

Present Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Original Owner: n/a

Important Owners: n/a

Other Historic Associations: \_\_\_\_\_

Common Name of Property: Park Imperial South

Historic Name of Property: Park Imperial South Historic District

Assessor's Parcel Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Zone: \_\_\_\_\_ Section: \_\_\_\_\_

Land Use: multi-family residential

Is this project on fee land  or Indian trust land?  (Check one)

Please attach to this application any information, photos, drawings, newspaper articles, reports, studies, or other materials to fully describe the characteristics or conditions that support this application for Historic Designation. Refer to Palm Springs Municipal Code Section 8.05.020 for the definitions of a historic site. If submitting color photographs or materials vital to the designation of this property, 12 sets of the color photographs or materials are required with this application.

(Please continue to following page)

**ARCHITECTURAL STYLE:** (Please check the appropriate boxes)

<input type="checkbox"/>	Vernacular Adobe	1800 - 1950	<input type="checkbox"/>	Prairie Style	1905 - 1930
<input type="checkbox"/>	Vernacular Wood Frame	1850 - 1950	<input type="checkbox"/>	Pueblo Revival	1905 - 1940
<input type="checkbox"/>	Vernacular Brick	1850 - 1950	<input type="checkbox"/>	Mediterranean/Spanish Rev	1915 - 1940
<input type="checkbox"/>	Vernacular Ranch House	1850 - 1950	<input type="checkbox"/>	Moderne/Art Deco	1920 - 1940
<input type="checkbox"/>	Vernacular - Other	1850 - 1960	<input type="checkbox"/>	International Style	1925 - 1970
<input type="checkbox"/>	Gothic Revival	1850 - 1910	<input checked="" type="checkbox"/>	Mid-Century Modern Style	1945 - 1980
<input type="checkbox"/>	Italianate	1860 - 1880	<input type="checkbox"/>	Commercial	
<input type="checkbox"/>	French Second Empire	1860 - 1890	<input type="checkbox"/>	Other:	
<input type="checkbox"/>	Mission Revival	1890 - 1920			
<input type="checkbox"/>	Craftsman Bungalow	1895 - 1930			

**PRIMARY BUILDING MATERIALS**

<input checked="" type="checkbox"/>	Wood Frame
<input type="checkbox"/>	Log
<input type="checkbox"/>	Adobe Brick
<input type="checkbox"/>	Brick
<input type="checkbox"/>	Stone
<input checked="" type="checkbox"/>	Stucco
<input type="checkbox"/>	Concrete
<input type="checkbox"/>	Metal
<input type="checkbox"/>	Steel
<input checked="" type="checkbox"/>	Other: <b>Cement Block, vertically grooved siding</b>

**ROOF TYPE**

<input type="checkbox"/>	Gable
<input type="checkbox"/>	Hip
<input type="checkbox"/>	Hipped Gable
<input type="checkbox"/>	Shed
<input type="checkbox"/>	Gambrel
<input checked="" type="checkbox"/>	Flat
<input type="checkbox"/>	Mansard
<input checked="" type="checkbox"/>	Other: <b>prefabricated folded plate</b>

Are there any significant decorative elements?  Yes  No

If yes, briefly describe: **folded plate roofs, decorative block walls, clerestory windows**  
**please see attached Application, pgs 1-3**

**RELATED FEATURES**

- Barn
- Carriage House
- Garage
- Shed
- Outhouse
- Windmill
- Water Tower
- Tankhouse
- Hitching Post
- Fence
- Wall
- Unusual Curb
- Unusual Sidewalk
- Formal Gardens
- Unusual Trees
- Expansive Lawns
- Other:

**SURROUNDINGS**

- Open Land
- Scattered Buildings
- Densely Built-Up

**ALTERATIONS**

- Major
- Minor
- Unaltered

If altered, briefly describe

please see Appendix 6

**PRESENT CONDITION**

- Excellent
- Good
- Fair
- Deteriorated
- Destroyed

Current Use: condominiums

Original Use: condominiums

Please list any sources used to complete this application:

please see attached Application, pgs. 24-27

**APPLICANT'S REQUIRED MATERIAL CHECKLIST**  
**HISTORIC SITE DESIGNATION**

The following items must be completed before a Historic Site Designation Application will be accepted. Please check off each item to assure completeness. Refer to the **REQUIRED MATERIALS** list of this application for more details of each item.

	Applicant Only	City Use Only
<b>Application:</b>		
◆ Original Completed Application (12 copies)	<input type="checkbox"/>	<input type="checkbox"/>
◆ Owners Signature, Notarized (if required)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Plot Plan:</b>		
◆ 8-1/2" x 11" (12 copies)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Miscellaneous Exhibits:</b>		
◆ Public Hearing Labels	<input type="checkbox"/>	<input type="checkbox"/>
◆ Project Sponsor Labels (if any)	<input type="checkbox"/>	<input type="checkbox"/>
◆ Existing Site Photographs - (12 sets)	<input type="checkbox"/>	<input type="checkbox"/>
◆ Photos, articles, etc. related to history of property (12 sets). Photos must be in color when possible.	<input type="checkbox"/>	<input type="checkbox"/>

Planning Services, checked by: \_\_\_\_\_ Date: \_\_\_\_\_

CRITERIA CHECKLIST FOR DETERMINING CONDITIONS NECESSARY FOR  
POSSIBLE HISTORIC SITE DESIGNATION

**Park Imperial South,**

Site Address / APN No.: **1750 to 1844 S. Araby Dr, Palm Springs CA 92264**

This site is historically significant because (check all that apply):

- It includes a building, structure or archaeological condition that is unique or significant due to its location, design, setting, materials, workmanship or aesthetic effect. Explain: (n/a)  
\_\_\_\_\_  
\_\_\_\_\_
- It is known to be associated with events that have made a meaningful contribution to the nation, state or community. Explain: (n/a)  
\_\_\_\_\_  
\_\_\_\_\_
- It is known to be associated with lives of persons who made meaningful contribution to national, state or local history. Explain: (n/a)  
\_\_\_\_\_  
\_\_\_\_\_
- It reflects or exemplifies a particular period of the national, state or local history. Explain: Mid Century Modernism, the emergence of condominium development in post World War II America Desert Modernism, see attached Application, pg 6  
\_\_\_\_\_
- It embodies the distinctive characteristics of a type, period or method of construction. Explain: Mid Century Modern Architecture, see attached Application, pgs. 6-9 ; method of construction (stressed skin folded plate roof)  
\_\_\_\_\_
- It presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value. Explain: Architect Barry Alan Berkus 1935-2012, see Appendix 2  
\_\_\_\_\_
- It represents a significant and distinguishable entity whose components may lack individual distinction such as a historic district, etc. Explain: all associated buildings were designed and built together as a condominium community and all buildings contribute to the proposed historic district  
\_\_\_\_\_
- It has yielded or may be likely to yield information important to national, state or local history or prehistory. Explain: (n/a)  
\_\_\_\_\_  
\_\_\_\_\_
- The property owner supports the nomination of this site for historic designation.

The following forms must be completed in the presence of a Notary Public.  
Select the form best fitting the type of authorization required

OWNER AFFIDAVIT

STATE OF CALIFORNIA     )  
COUNTY OF RIVERSIDE    ) ss

I (We), Peter Carvill Dixon being duly sworn, depose and say that I (we) am (are) the owner or owners herein named and that the foregoing statements and answers herein contained and the information herein submitted are in all respect true and correct to the best of my (our) knowledge and belief.

Name: (Please print) Peter Carvill Dixon

Mailing address: 2412 Pine St. City, San Diego State CA Zip 92103

Telephone: 760-218-0118 Fax: \_\_\_\_\_

Signatures: \_\_\_\_\_ Signatures: \_\_\_\_\_

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hr/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in the State of \_\_\_\_\_  
with principal office in the County of \_\_\_\_\_

Place Notary Seal Above

# **Application for Park Imperial South Historic District**

## **INTRODUCTION**

The Park Imperial South condominium complex seeks designation as a Class 1 historic district. The complex qualifies for historic designation pursuant to Palm Springs Municipal Code section 8.05.020(a)(4) and (5). Its mid century modern architecture represents an early experiment in condominium living. The complex is the early work of Master Architect Barry Alan Berkus showing his innovative folded plate roof and stressed skin construction method.

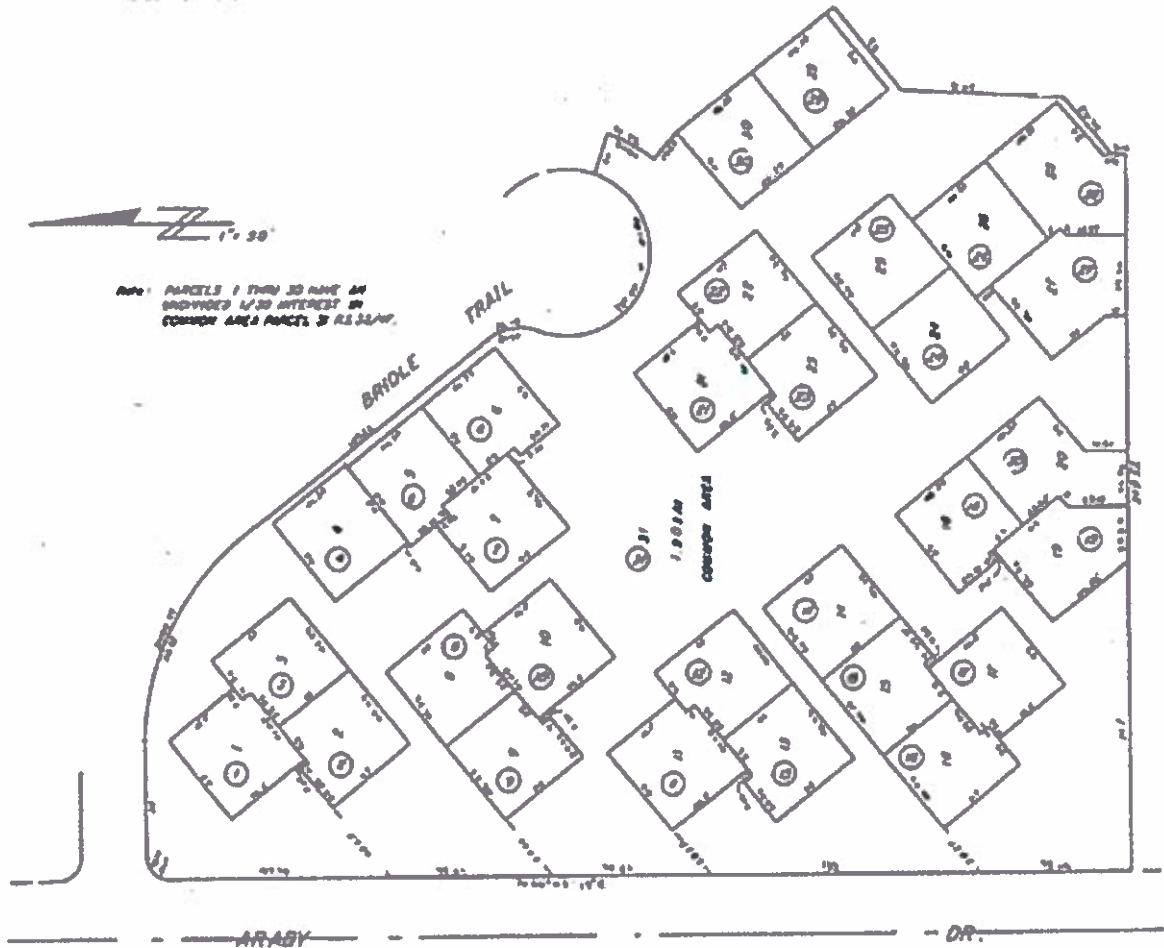
As an historic district, the complex also embodies the distinctive characteristics of mid century modern architecture, and retains its original character-defining features including its original layout, all original buildings and a very high degree of integrity. Viewed in the aggregate, the collection of buildings which comprise the Park Imperial South condominium complex fall within the definition of an Historic District as set forth in Palm Springs Municipal Code section 8.05.020(b).

We are not seeking designation of the grounds because the original landscape of fruit trees and grass is being converted to water sparing desertscape. The hardscape portion of the grounds retains high original design integrity, including the pool area, meandering cement walkways, and established parking areas. A thoughtfully designed pool fence has been added for safety.



# Application for Park Imperial South Historic District

## DESCRIPTION OF PROPOSED HISTORIC DISTRICT



The Park Imperial South condominium complex was built in 1960 and consists of 30 units sited on approximately 3.5 acres on South Araby Drive in Palm Springs, California. All structures are believed to contribute to the proposed historic district. In 2015 the Park Imperial Homeowners Association purchased this 3.5 acres of land from their non-indian lessor and now owns the land in fee simple. (Appendix 1)

All units have the same floor plan measuring 1,426 square feet. The interiors consist of two bedrooms and a den, two bathrooms, living room, bar area, dining area, and kitchen. Most units share a wall with an adjacent unit. The buildings are sited to maximize views and privacy with windows on two sides.

## **Application for Park Imperial South Historic District**

Construction is slab foundation with wood frame walls covered by stucco interspersed with textured block. These block walls create a three dimensional pattern which is carried throughout the complex. The units are generously glazed with aluminum clad windows, some fixed, some jalousie. Patios are accessed by aluminum sliding glass doors. On the two window walls, five sided clerestory windows connect the walls to folded plate roofs.

These distinctive thin folded plate roof structures were prefabricated as stressed skin panels in Oakland (Phillipe). Foam roofing was applied on site. Combined central heating and air conditioning systems were installed on the flat portion of the roofs. Most of the ductwork is contained out of sight within the flat portion of the roofs.

Several units were designed with attached carports. Two buildings have community laundry rooms on one end. Each unit has a private rear patio. All structures appear as they were built with the exceptions discussed below and all structures contribute to the proposed historic district.

In the rear of the complex is a circular turnaround which is flanked by a distinctive half-circle carport. There, the original trash enclosure shares the same patterned block wall design seen elsewhere. At the center of the complex is the original pool and spa area.

Although the interior spaces are not part of this historic designation application, they were also innovative. Quality materials such as copper plumbing, central heating and air conditioning, terrazzo, and state of the art appliances were used. In the entryway of each unit is the gold medallion emblem, then considered to be the apex of modern, all-electric living.

Mr. Berkus provided shoji screen room dividers made of mahogany and grass cloth for both kitchen and den. Repositioning these screens allowed flexible use of spaces. Kitchen accent walls and adjacent cocktail bars incorporated the same block used on the exteriors.

Terrazzo flooring was provided in high traffic areas such as the walkway connecting the front door to the back patio. Bathrooms featured wall mounted vanities and either sunken tubs or terrazzo shower pans. Interior cabinetry was made of mahogany to match the shoji screens. Custom range hoods were color coordinated with premium turquoise General Electric appliances. Drop-in ranges featured futuristic wall mounted push button controls. (Appendices 3 and 4)

## **Application for Park Imperial South Historic District**

### **HISTORIC DISTRICT ELIGIBILITY**

**Palm Springs Municipal Code section 8.05.020(a)(6)** - A district is a group of structures which represents a significant and distinguishable entity whose components may lack individual distinction. The proposed Park Imperial South historic district was developed and built in 1960 as a master planned community under a newly developed ownership model, the condominium. All structures in the complex contribute to the proposed historic district. Together these buildings comprise a significant and distinguishable entity. Therefore the complex qualifies for listing as an Historic District under Criterion 6.

**Palm Springs Municipal Code section 8.05.020(b)** - An historic district may be any area of the city of Palm Springs containing a number of structures, natural features, or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as an historic site under the provisions of this chapter. The proposed Park Imperial South historic district contains a number of buildings which together have architectural and aesthetic significance as an historic district as defined by this Code.

**Historic district boundaries** - The Park Imperial South is built on a triangular parcel bordered by Araby Drive to the west, the district's private driveway cul-de-sac to the north and the property line abutting the Luminaire development to the east. District boundaries are depicted on the map found in Appendix 1.

**Context statement** - The Park Imperial South was developed in 1960 during Palm Springs' modern architectural period. The Palm Springs General Plan called for increased density to accommodate a growing post World War II population. Changes in City zoning allowed limited multi-family residential developments such as the Park Imperial South.

**Period of significance** - All structures within the proposed Park Imperial South historic district were developed at the same time in 1960 as part of a small master planned community. This was a moment in time when desert modern architecture and the advent of less restrictive zoning laws converged to facilitate construction of a few early condominium communities in Palm Springs, exemplified by the Park Imperial South.

**Evaluation of inventory** - All structures within the proposed historic district were built at the same time according to a master plan, and all structures are believed to

## **Application for Park Imperial South Historic District**

contribute to the historic significance of the proposed district. All buildings are intact with minor documented alterations. As part of the original design, the central pool and spa area also contributes to the proposed historic district.

**Character defining elements** - The Park Imperial South displays features characteristic of the mid century modern style of architecture. Most distinctive is the thin folded plate roofline which maximizes unobstructed interior volume, while providing a distinctive exterior elevation and protective overhangs. Aluminum frame windows and sliding doors, three dimensional block walls, smooth stucco and vertically grooved siding are interspersed to create privacy, texture, and visual balance throughout the complex.

### **NATIONAL HISTORICAL CONTEXT**

The first known example of the condominium form of shared property ownership in the United States occurred in 1960 in Salt Lake City, Utah. Palm Springs was the first city in the state of California to legalize condominiums as a new form of housing, (Draft Citywide Historic Context Statement, pg, 220). In 1961, an act of Congress allowed the Federal Housing Administration to insure mortgages on condominium units, which facilitated financing. Federal tax law also assured that the mortgage interest deduction applied to condominiums.

Contemporary studies showed that the new condominium concept offered aspects of living that people wanted. Desired features included single level, open concept floor plans with private patios and ample windows. Condominiums also offered lower maintenance and lower costs than single family home ownership. This was especially appealing to second home owners in vacation areas such as Palm Springs.

### **LOCAL HISTORICAL CONTEXT**

The 1920s through the 1960s is known as the modern period of Palm Springs development. During this time, Palm Springs flourished. Transportation improved, air conditioning became affordable and celebrities brought notoriety to the small desert town. Increasing numbers of tourists vacationed here while the City's permanent and part time populations grew. Post World War II prosperity demanded infrastructure and an organized plan for future development.

In 1959 the City of Palm Springs adopted a General Plan for future development. This General Plan noted the influx of older part time and full time residents. This

## **Application for Park Imperial South Historic District**

population preferred the affordability and convenience of apartment style housing over single family residences. At that time the City of Palm Springs had a shortage of multi-family apartment style housing relative to the inventory of single family homes.

The General Plan recommended medium density housing at the south end of Palm Springs based on its proximity to downtown, the availability of land, and the scenic beauty of this area. The General Plan also allowed for shopping center development and other infrastructure to support this medium density housing. Limited multi-family zoning was then adopted to facilitate construction of such developments as the Royal Hawaiian Estates, Villa Roma, Sandcliff, and Park Imperial South.

### **MID CENTURY MODERN ARCHITECTURE / METHOD OF CONSTRUCTION**

**Palm Springs Municipal Code section 8.05.020(a)(4)** - This code section addresses eligibility of structures that embody the distinctive characteristics of a type, period, or method of construction. The proposed Park Imperial South historic district embodies the characteristics of the mid century modern period of construction. The complex also displays an innovative method of construction through its use of stressed skin panel folded plate roofs. Therefore the complex qualifies for listing as an Historic District under Criterion 4.

Within the realm of mid century modern architecture, a specialized focus developed locally, now known as Desert Modernism. This style developed around a simple, informal, and carefree vacation lifestyle. Structures were influenced by the dictates of the desert's intense climate. Designers employed innovative materials and modern construction techniques, integrating buildings with their surrounding landscapes.

Characteristic of mid century modern architecture, the Park Imperial South displays strong horizontal massing, accentuated by its carports. The innovative folded plate roofs appear to float above the walls and, along with block and vertically grooved siding, exemplify the use of non traditional materials. The roof extends beyond the interior spaces to create exterior overhangs. Extensive use of glass walls, as well as terrazzo flooring and planters inside and outside, further blur the boundaries between interior and exterior spaces. These materials are applied asymmetrically. All of these elements are characteristic of mid century architecture (McAlester).

## Application for Park Imperial South Historic District



### **FOLDED PLATE ROOF DESIGN AND CONSTRUCTION**

The Park Imperial South displays a folded plate roof design, which has also been called the hipped plate, the prismatic shell and the prismatic pitched-slab. This roof design appeared in the United States as early as 1935 on a warehouse in San Francisco (Aroni).

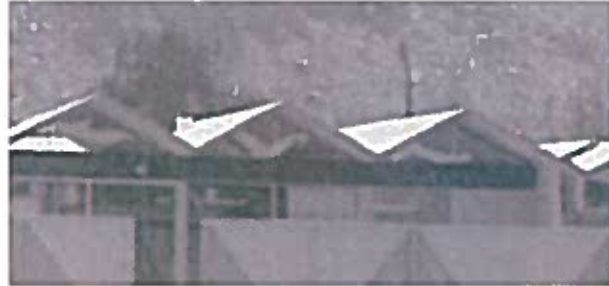
More specifically the Park Imperial South roof may be described as a true linear simple folded plate design which was prefabricated as a stressed skin panel. The roof is a true folded plate design rather than a pseudo folded plate design because it requires no boxed supports underneath the connection between each plate. Since the roof folds in one direction rather than introducing multiple angles, it is known as a linear design, and because there is a single intersection between each plate, it is said to display a simple joint.

## Application for Park Imperial South Historic District

Berkus' folded plate roofs differed from Donald Wexler's designs. Wexler used steel construction, creating a profile which widened at the base of each V shaped fold. Berkus used single large expanses of wood framed stressed skin structures to create a thinner uniform profile and a rigid, light weight and easily installed roof structure.



Wexler Steel Folded Plate



Berkus Stressed Skin Folded Plate

Wexler roofs were relatively heavy and required interior vertical support. Berkus roofs were lightweight and required only perimeter support, allowing large expanses of open interior space.



### STRESSED SKIN TECHNOLOGY

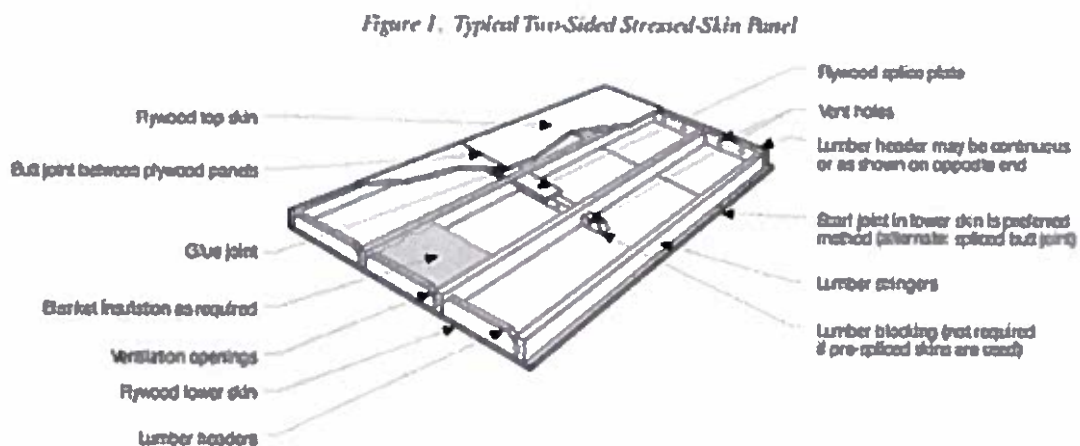
Stressed skin design uses less material than stick built construction. In the 1930s, the US Forest Service commissioned a small house in Madison Wisconsin made entirely of prefabricated stressed skin panels to demonstrate that this construction method conserved timber. In 1960 the National Academy of Sciences' National Research Council devoted a symposium to the topic of preassembled building components, emphasizing the stressed skin panel. (National Research Council, 1960)

Stressed skin technology used rigid panels on two sides. This is a refinement of single sided French monocoque designs developed during the early twentieth century for airplane exteriors, whereby loads were supported by an exterior skin similar to an eggshell.

## Application for Park Imperial South Historic District

Stressed skin panels are fabricated off site as a single piece. Wood construction consists of framing with plywood sheeting on both upper and lower surfaces. All pieces are nailed and glued together as a single unit. The plywood transfers the stress across the timber frame.

Stressed panel roofs offer higher insulating qualities than stick built roofs. Prefabrication also afforded faster construction, uniform quality, and fewer tradespeople, all of which reduced construction costs.



Stressed panel construction provides greater rigidity with less weight than stick built construction. As a roof structure, this design is not limited by the length of lumber used for horizontal support beams as was stick built construction of the period. Stress panels roofs can also span large areas without the use of vertical support beams.

The finished panel then acts as one whole frame. Sandwiched between the plywood is insulation. Modern insulation is generally foam but the Park Imperial South roofs contain batting.





## **Application for Park Imperial South Historic District**

### **MASTER ARCHITECT, BARRY ALAN BERKUS (1935-2012)**

**Palm Springs Municipal Code section 8.05.020(a)(5)** - This code section addresses eligibility of structures which present the work of a master architect whose individual genius influenced his age; a structure which possesses high artistic value. Through his enormous body of work Barry Alan Berkus has established himself as a Master Architect. Many also feel that the complex possesses high artistic value, although this is a subjective judgement. Therefore the complex qualifies for listing as an Historic District under Criterion 5.

Barry Alan Berkus attended the University of California at Santa Barbara and then the University of Southern California architecture program. As a student he apprenticed for architect William F. Cody. In 1960, fresh out of school at age 25, Mr. Berkus designed the Park Imperial South, marking the beginning of a 50 year career.



Mr. Berkus saw in his career an opportunity to bring architecture to the masses, stating that this goal was similar to that of his contemporaries Cliff May and Joseph Eichler. During a time when most new construction offered small spaces and low ceilings, Mr. Berkus said he "wanted to give people who could not afford to hire an architect a sense of space; a place to live which was exciting...[he] wanted to bring them joy, and lift their spirits."

Mr. Berkus recalled that he saw in the site on which the Park Imperial was to be built the opportunity to create an organic form that worked with the land and the mountains. He wanted to create a sense of community within the complex. He endeavored to "drop walls, open spaces, and let people live in a transparent environment without barriers". Mr. Berkus restated this same philosophy late in his career, saying that through his designs [as a guiding principle] he tried to allow people flexible spaces, to choose their seating and not live life up against walls. Mr. Berkus felt the Park Imperial accomplished these goals when built, reiterating in 2011 that the spirit of modernism embodied by the design of Park Imperial South maintains its relevance even today. Mr. Berkus himself produced a 4 minute video documenting his 2011 visit to Park Imperial South; this video is available via a link in the Video References.

## **Application for Park Imperial South Historic District**

Mr. Berkus's only identified works in Palm Springs are the Park Imperial South (1960), Park Imperial North Riviera (1961) and Merito Manor (1963). None has been historically designated.

Mr. Berkus founded B3 Architecture based in Santa Barbara California, and later established offices throughout the world, working on over 600,000 projects. He created the master plan for Euro Disney and designed the waterfront redevelopment of Vancouver B.C.'s Expo 86. He developed building codes for wood frame construction in Japan (*LA Times*, 2/9/2012).

Mr. Berkus was given 300 design and planning awards. *Professional Builder* magazine called him the most innovative architect of housing in the United States. *Residential Architect* magazine selected him as one of the ten most significant figures of 20th century residential architecture, and *Architectural Digest* named him one of America's top 100 Architects.

Mr. Berkus promoted and advanced the role of the architect as the planner and designer of neighborhoods. His work is said to have redefined living patterns in housing. This commitment to community which Mr. Berkus first expressed at the Park Imperial South was reflected throughout his career in designs of master planned communities and large public spaces. (BarryBerkusStudio.com)

Mr. Berkus authored several books and produced many video tutorials on architecture. "Dream Big, Dare to Fail" is the title of a Technology, Entertainment and Design (TED) presentation Berkus made shortly before his death; a video is available via a link in the Video References.

Mr. Berkus died on November 30, 2012 from leukemia. He was 77 years old.

Through his massive and diverse body of work, Mr. Berkus has established himself as a master architect within the guidelines for Class 1 historic district under Criterion 5.

Appendix 2 contains more detail about Master Architect Barry Alan Berkus.

## Application for Park Imperial South Historic District

### DEVELOPMENT AND MARKETING

Park Imperial South was developed by the father and son developer team Richard L. Weiss and Jack Weiss. The developer's pseudonym was "Trudy Richards" as prominently displayed in a ceramic tile at the entrance of each Park Imperial unit. Trudy Richards also appears in newspaper articles for other developments describing semi custom tract homes in Los Angeles and Long Beach. Mr. Berkus reported during his site visit in 2011 that "Trudy Richards" is a composite of the first names of Richard L. Weiss and his wife Trudy, combined for marketing purposes. (Phillipe, City of Palm Springs Citywide Historic Context Statement draft, pg 233).



Vintage advertising shows that then Palm Springs councilman and soon to be mayor, Frank Bogert, was the exclusive sales agent for the Park Imperial South, along with Kae Gannon of Gannon Realty Company. The Gannons were among Park Imperial South's original owners.

**GANNON REALTY COMPANY**  
*Kae N. Gannon*  
*Frank Bogert*

**EXCLUSIVE AGENTS:**  
Park Imperial Riviera  
Park Imperial South  
Alajo Palma Estates  
Southridge  
Merito Manor

Acreage — Homes — Home centers — Hotels  
Commercial and Industrial Properties

1201 No. Palm Canyon Drive Tel 325-3722

From Palm Springs Life, Feb 22, 1961

## Application for Park Imperial South Historic District

In 1960, the Park Imperial South developers began earnestly marketing this new leisure lifestyle available to the Palm Springs condominium owner.

To own at the Park Imperial South was tantamount to being on perpetual holiday of true resort living. The sophisticated buyer was said to have discriminating standards, with "a sensitive understanding of functional and beautiful design".

*Trudy Richards*

**PARK IMPERIAL**

*Palm Springs South*

**TI** Your Individual Residence On Your Separate Individual Lot Is Insured By Your Own Individual Title Insurance Policy by RIVERSIDE TITLE DIVISION OF PIONEER TITLE INSURANCE COMPANY.

*The New Interpretation!...*

*The New Concept for Resort Living!*

## Application for Park Imperial South Historic District

A Park Imperial South condominium combined the advantages of the privacy found in a private home with the advantages of community recreation. A sense of community was enhanced by a central pool and spa area connected by meandering garden walkways.



Owners were promised a "special life". They were asked to join "an elegant private country club community". At added cost, the owner could request complete hotel services so that they would become "as unburdened as a privileged guest in your own home". In an early nod to the concept of vacation rentals, these concierge services also

afforded owners the opportunity to have their condominium home always ready and available for visitors, whereby the owner could "be distinguished as the perfect absentee host...".

The Park Imperial South sales brochure reassured the buyer that the Park Imperial South used only the finest in materials and trusted name brands. Lastly, the brochure claimed that the developer Trudy Richards was presenting *for the first time in America* the Gold Medallion, all-General Electric home. Given that the condominium was then a new development concept, it may indeed be true that the Park Imperial South was the first *all-General Electric Gold Medallion [condominium]* home in America. (Appendix 4)



The Gold Medallion Home insignia proclaimed that the owner of that property would "live better electrically". This advertising campaign began in 1956 as a partnership between electric utility companies and electrical manufacturers with the unstated goal of encouraging homeowners to consume more electrical power. The stated goal of this campaign was to build one million all electric homes. It is believed that this number was reached. Celebrities such as Ronald Reagan, Betty Furness and Fran Allison were hired to endorse the Gold Medallion concept:

## Application for Park Imperial South Historic District

**Newest guide for home buyers – the Live Better Electrically MEDALLION**

**This new Medallion assures you a home has been inspected by the local electric utility... meets modern standards for wiring, appliances and lighting. Look for the Medallion. It means a wonderful new way of life for you and your family!**

**Betty Furness**  
*Author of the new series*

**Harold Koenig**  
*Editor of the new series*

**Irene Allman**  
*Author of the new series*

SMECC Archives, Glendale, Arizona

Medallion status was awarded to new residential construction featuring three built-in electric appliances. The higher Gold Medallion status was achieved if electric heat was also included.



From Palm Springs Life, ca 1961

## Application for Park Imperial South Historic District

### INTEGRITY ANALYSIS

Integrity is defined by the National Register of Historic Places as "the ability of a property to convey and maintain its significance by the retention of physical characteristics that existed during the resource's period of significance". Integrity relates to the presence or absence of historic materials and character defining features. *The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association.*

The entire Park Imperial South condominium complex retains a high degree of the original design identity for which it is significant and therefore retains its overall integrity.

**Location:** All of the buildings within this proposed historic district are in the locations where they were constructed in 1960. Therefore Park Imperial South satisfies this element of integrity.

**Design:** Design integrity results from the preservation of intentional decisions made during the conception and planning of the resource. Park Imperial's overall design remains intact. Minor alterations are discussed below.

**Setting:** Setting refers to the resource's physical environment and its relationship to the surrounding area. Within the proposed historic district the setting of the Park Imperial South remains virtually intact. Therefore the Park Imperial South satisfies this element of integrity.

**Materials:** The materials used for construction of the Park Imperial South are overwhelmingly original. Block wall restoration has further reinforced this aspect of integrity as discussed below.

**Workmanship:** This aspect of integrity is evident on physical inspection. There are few signs of deterioration of the 66 year old structures.

**Feeling:** This proposed historic district retains physical features which evoke an historic sense of a past time and place, 1960, its period of significance. By 1960 Palm Springs had established itself as a center of a new style of architecture within the realm of mid century modernism now known as Desert Modernism.

During this time period central air conditioning became affordable. Also, a new ownership concept called the condominium offered both community and privacy at

## **Application for Park Imperial South Historic District**

a lower cost than traditional single family home ownership. Palm Springs had in place innovative urban planning guidelines encouraging increased density.

Together these circumstances allowed for a few early experiments in condominium living, exemplified by the Park Imperial South. The Park Imperial South retains the feeling of a past time and place when it was developed, 1960. Therefore, the Park Imperial South satisfies the element of "feeling" for integrity purposes.

**Association:** Park Imperial South is not directly linked to any historic event, activity, or person. As a result, the Park Imperial South does not possess an associative element for integrity purposes.



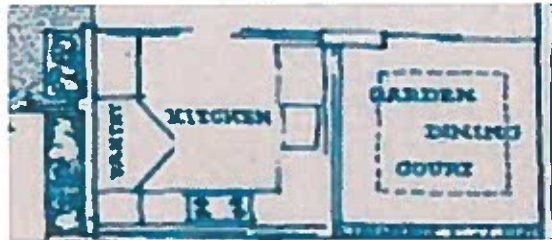
## **Application for Park Imperial South Historic District**

### **DISCUSSION OF ALTERATIONS TO ORIGINAL DESIGN AND MATERIALS AS THEY AFFECT INTEGRITY**

Despite minor alterations, the Park Imperial South retains a high degree of design integrity. Most alterations are sympathetic and none affect size or massing of the original design.

#### **1) ENCLOSURES OF "GARDEN DINING COURT" (block wall alterations)**

The complex was originally built with small patio spaces sheltered under the folded plate roof at the front corner of each unit adjacent to the kitchen. These areas were designed for outdoor dining. Sales literature called these areas the "garden dining courts" (hereafter Courts).



These Courts were screened with decorative block walls of the same pattern used throughout the complex. However for the Courts, blocks were periodically omitted to create openness and air flow. The Courts were sheltered by the folded plate roofs and their exterior block screening walls followed the same vertical plane as adjacent exterior kitchen walls. Above these screening walls was an open area instead of the five sided window used elsewhere.

When placed in service these Courts proved dark and confining and 28 out of 30 have been converted to interior spaces. Fortunately the initial design of these Courts facilitated conversion to interior spaces.

Most Courts have been converted in accordance with guidelines now established by the Park Imperial South Board of Directors (hereafter Board). Successful conversions were made by filling in the open spots in the blocks walls, matching them to the rest of the complex, then adding the same 5 sided windows used elsewhere. This method of conversion makes the Court walls completely match other block walls throughout the complex.

Over the years, a few homeowners removed portions of the original Court block walls and installed various windows or doors. Currently 11 out of 30 units display

## **Application for Park Imperial South Historic District**

this nonconforming condition. Although none of these alterations changes size or massing of the structures, a number of architects, including former Park Imperial South owner Jim Harlan, agree that the nonconforming Court walls impact the architectural integrity of the complex. Some sagging of wooden window framing in these areas has also been noted.

Several owners have restored these nonconforming Court walls to the approved configuration. In 2011 the Palm Springs Preservation Foundation provided grant money to encourage this Board approved Court wall restoration. Results proved successful. (Appendix 5)

### **2) WINDOW CHANGES NOT INVOLVING COURT BLOCK WALLS**

Almost all units have undergone some window changes. However, these changes are sympathetic to the complex and the Board feels that all of these window changes should be retained as they currently exist (with the exception of those windows that interfere with Board approved restoration of Court walls, discussed above).

The majority of window changes were made in stucco rather than block walls, in period-correct aluminum cladding. Jalousie windows sidelights to entry doors have been replaced with fixed panels in 25 of the 30 units. Jalousie windows provide little security, especially for the part time residents. In a few instances jalousie windows located at the head of the bed were removed in the interest of privacy and security. Jalousie replacement windows are no longer available for sale in California due to their energy inefficiency. A few aluminum windows and sliding doors were added on stucco end walls where carports or other structural elements did not interfere. (Appendix 6)

Although Court block wall restoration has proven successful, window restoration would be much more problematic. Changes would affect almost all homeowners and the Board feels that these changes are relatively minor detractions from the overall design integrity of the complex. All are reversible.

The Board anticipates that a number of issues will arise with any further window changes, including the following:

First, out of fairness, the Board feels that if anyone is required to make window changes, then everyone should be required to do so; the scope of this undertaking is problematic.

## **Application for Park Imperial South Historic District**

Second, homeowners are unable to obtain original specification replacement jalousie windows where these have been changed or removed.

Third, the Board anticipates problems in successfully blending stucco patches where windows and doors have been added to stucco walls.

Fourth, there is widespread homeowner sentiment that these window changes create relatively little detriment to the overall design integrity of the complex while improving function and livability.

Excepting window changes made as part of block wall restoration, the Board respectfully requests that no further window changes be required to obtain Mills Act tax benefits.

### **3) REAR PATIO WALLS HAVE REPLACED WOOD FENCES**

Historical photos show that when the complex was built, rear patio enclosures were made of wood. At some time these wood fences were all changed to block walls which match the block used on the cocktail bars. There is no record of when these walls were changed or whether Board approval was granted. Clearly installation was a careful and uniform upgrade effort. These patio walls have little negative impact on the design integrity of the proposed Historic District.



**Original Plywood Fence**



**Contemporary Block Walls**

## Application for Park Imperial South Historic District

### 4) REAR PATIO WALL GATES ARE BEING CHANGED

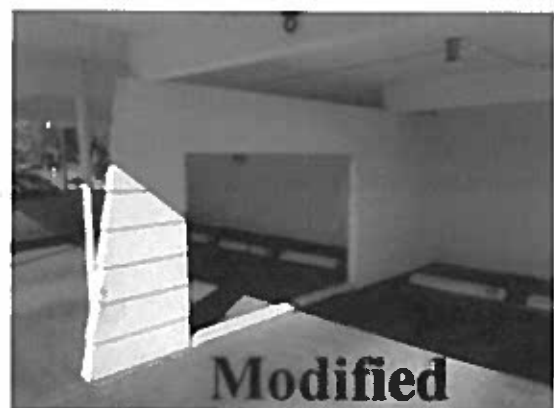


Original patio gates were made of wood with a peak in the center reflecting the folded plate roofline. Over time these wooden gates began to wear and sag. A more secure alternative metal and frosted glass gate has been approved by the Board. Some homeowners have installed the alternative metal gate. Locking the old wooden gates requires that a padlock be looped through the latch from the inside. The new metal gates are fitted with brushed nickel

keyed entry knobs for security and convenient access from either side.

### 5) ONE CARPORT WALL WAS CHANGED

Several carport walls are covered in horizontal wood siding as they were built. This particular siding only appears on carport walls. One of these walls has a rectangular portion removed, apparently to facilitate opening the door of the car parked beside the wall. This modification does not appear to have negative structural impact. This carport wall is visible from the main complex elevation on South Araby Drive. Site lines make it difficult to compare the altered wall to intact ones. This carport wall alteration is reversible.



## **Application for Park Imperial South Historic District**

### **6) ONE STOREROOM WAS ADDED**

One small store room was added at the end of unit 1796 to store pool supplies. It has an uncharacteristic shed roof. The walls of this storeroom are stuccoed and painted white blending into the adjacent structure. This storeroom is not visible from the primary Araby Drive elevation.



### **7) POOL FENCE ADDED**



For safety, the Board approved a pool fence designed by then resident architect Jim Harlan.

### **8) EXTERIOR COLOR CHANGED**

The complex was painted in tan earth tones when it was built, later repainted white. Restoration to original colors has been considered. The white color is reversible and does not impair design integrity.

## **Application for Park Imperial South Historic District**

### **OVERALL IMPACT OF ALTERATIONS ON HISTORICAL INTEGRITY**

In conclusion, the proposed Park Imperial South Historic District retains a high degree of its overall historical integrity:

Item 1, Enclosures of the Court Walls. Eleven Court walls have not been restored.

Item 2, Window Changes. All window changes are reversible. However, the Board feels that no further window changes should be made.

Item 3, Rear Patio Walls. If there were no historic photographs of patio fences, most people would assume that the current patio block walls were original.

Item 4, Rear Patio Gate Changes. These changes have been made in recent years with Board approval. The new gates provide a modern and consistent design upgrade to the complex.

Item 5, One Carport Wall Change. The modified carport wall is visible from the primary Araby Drive elevation. It appears abnormal when compared to the other intact walls, although no intact wall is immediately adjacent. This carport wall modification is reversible.

Item 6, Added Storeroom. The storeroom at unit 1796 is not visible from the street and serves a vital function for the complex. The store room's shed roof is inconsistent with the complex but the store room otherwise blends with adjacent structures.

Item 7, Added Pool Fence. The community appreciates Jim Harlan's efforts to merge aesthetics with safety.

Item 8, Exterior Color Change. This change is reversible and does not affect overall design integrity.

---

## Application for Park Imperial South Historic District

### VIDEO REFERENCES

“Discussing Modern Architecture: Park Imperial South”  
<https://www.youtube.com/watch?v=uhZ-m4FWjNo>

"Dream Big, Dare to Fail"  
<https://www.youtube.com/watch?v=kBiHBQwERW4>

### REFERENCES

*Architecture of Leisure*, Erik Rosenow, 2013

BarryBerkusStudio.com

City of Palm Springs Building, Engineering, and Planning Department records

City of Palm Springs Citywide Historic Context Statement (draft)

City of Palm Springs Historic Site Preservation Board website

City of San Diego Modernism Context Statement

Desert Sun

*Design and Fabrication of Plywood Stressed-Skin Panels*, The Engineered Wood Association, August 1990

*A Field Guide to American Houses*, Virginia Savage McAlester, 1984

*Folded Plate Roofs*, Aroni (2011)

*The Good Life / Palm Springs*, Nancy Baron 2014

Haverkate Blog (modernhouseblog.com)

*Independent Press-Telegram*, Long Beach CA (October 7 & November 25, 1956)

## Application for Park Imperial South Historic District

Interviews with and archives of:

Rick Phillippe, Architect

Jim Harlan, Architect

David Armstrong

C. David Hopkins

Law offices of David Bruce

Littleton Management Company records

*Los Angeles Times*, December 9, 2012

Palm Springs Historic Site Application for Sandcliff, Melissa Riche, 2015

Palm Springs Historic District Application for Racquet Club Cottages West, Ronald W. Marshall, 2013

Palm Springs Historical Society

*Palm Springs Holiday*, Peter Moruzzi, 2009

*Palm Springs Life* magazine (after 1959)

Palm Springs Preservation Foundation website

*Preassembled Building Components*, National Research Council, Division of Engineering and Industrial Research, Publication 911 (1960)

Riverside County Assessor records

Southwest Museum of Engineering, Communications and Computations, <http://smecc.org>, 2007

*Villager* magazine (through 1959)



## **Application for Park Imperial South Historic District**

### Special thanks to:

Ken Lyon, Associate Planner, City of Palm Springs Planning Department

Bill Russom, *Palm Springs Life* magazine

Jeri Vogelsang, Director/ Curator, Palm Springs Historical Society

Bill Spivey, All Things Apple

### Further reading:

*Barry Berkus In Words and Pictures*, 1987

*Architecture/Art/Parallels/Connections*, Barry A Berkus, 2000

*Barry A. Berkus: Sculpting Space* (house design), 2006

## **Application for Park Imperial South Historic District**

### **Appendices**

**Appendix 1, Maps, City Wide Survey, Legal Description, Assessor Parcel Numbers**

**Appendix 2, Barry Alan Berkus, 1935-2012**

**Appendix 3, Vintage and Current Photos**

**Appendix 4, Vintage Sales Literature, Advertising**

**Appendix 5, Garden Dining Court, Block Wall Restoration Project**

**Appendix 6, All Alterations as of February 2016**

---

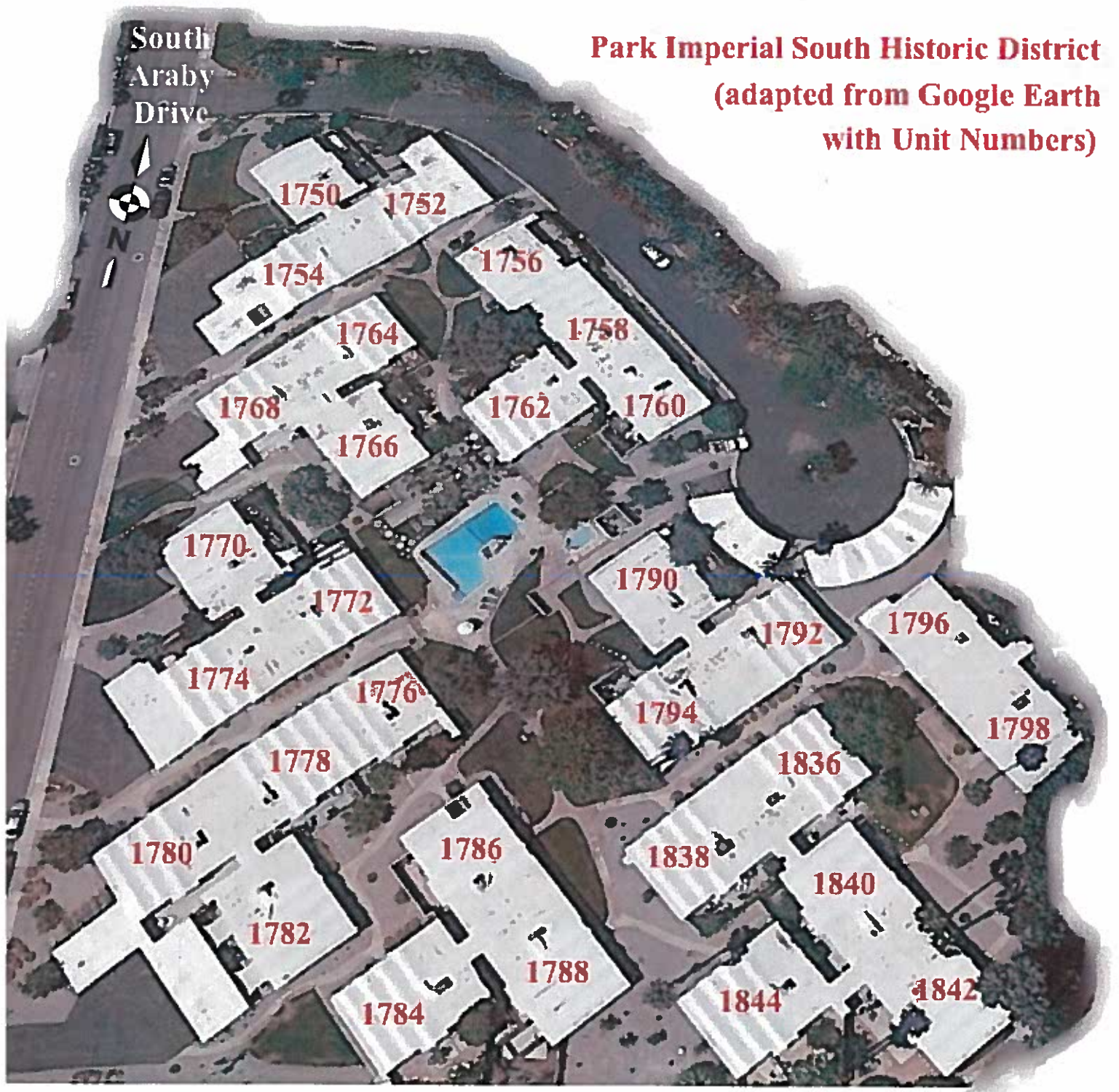
# **Appendix 1**

**Maps,  
City Wide Survey,  
Legal Description,  
Assessor Parcel Numbers**

---

South  
Araby  
Drive

**Park Imperial South Historic District  
(adapted from Google Earth  
with Unit Numbers)**



1750

1752

1754

1756

1764

1758

1768

1762

1760

1766

1770

1772

1790

1792

1796

1774

1776

1794

1798

1778

1836

1780

1786

1838

1840

1782

1788

1844

1842

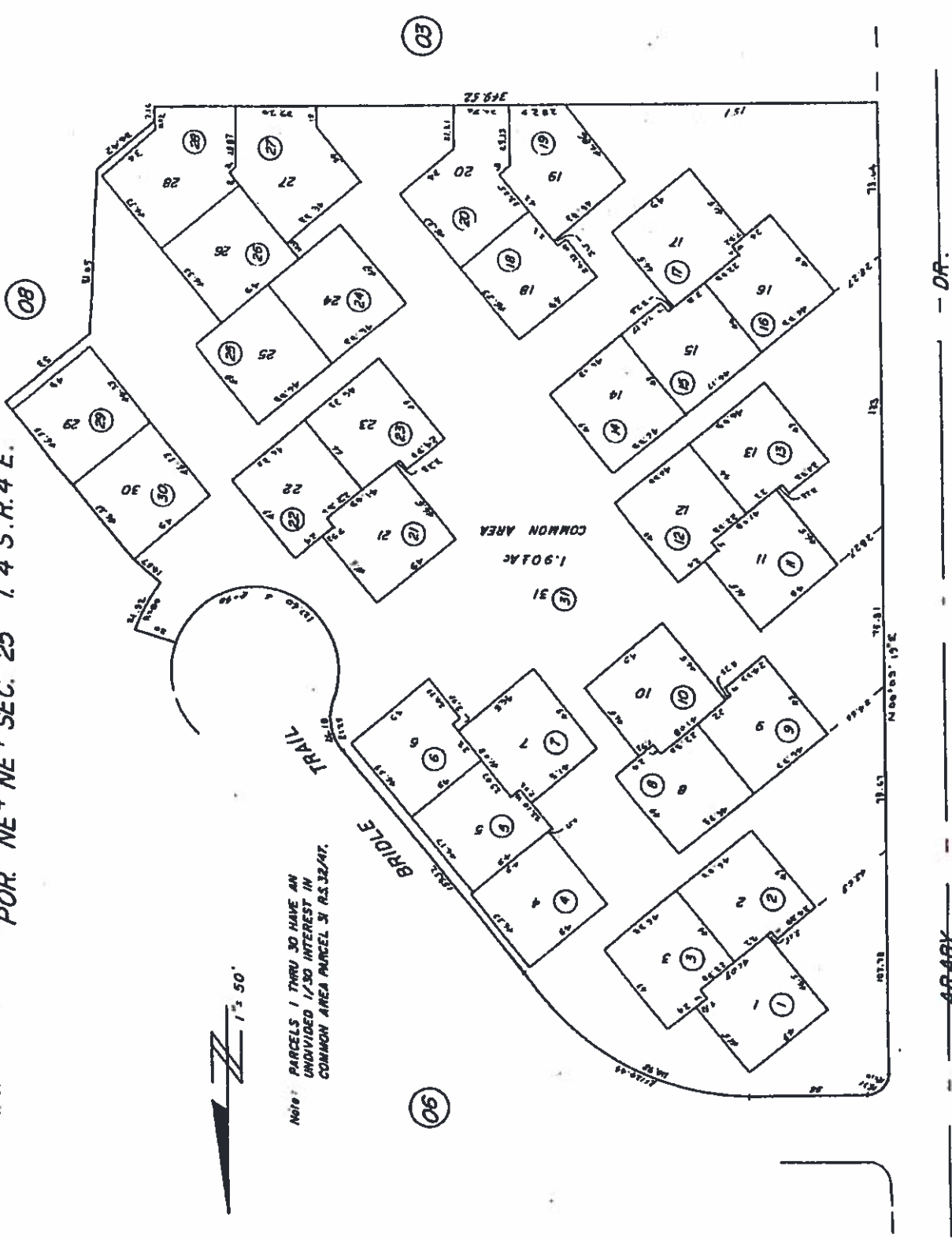
1784

10-07

T.C.A. 011-018

POR. NE<sup>4</sup> NE<sup>4</sup> SEC. 25 T.4 S.R.4 E.

MPN 510-070.031  
RS 0374047



DR.

03

ARADY

R.S. 32/47

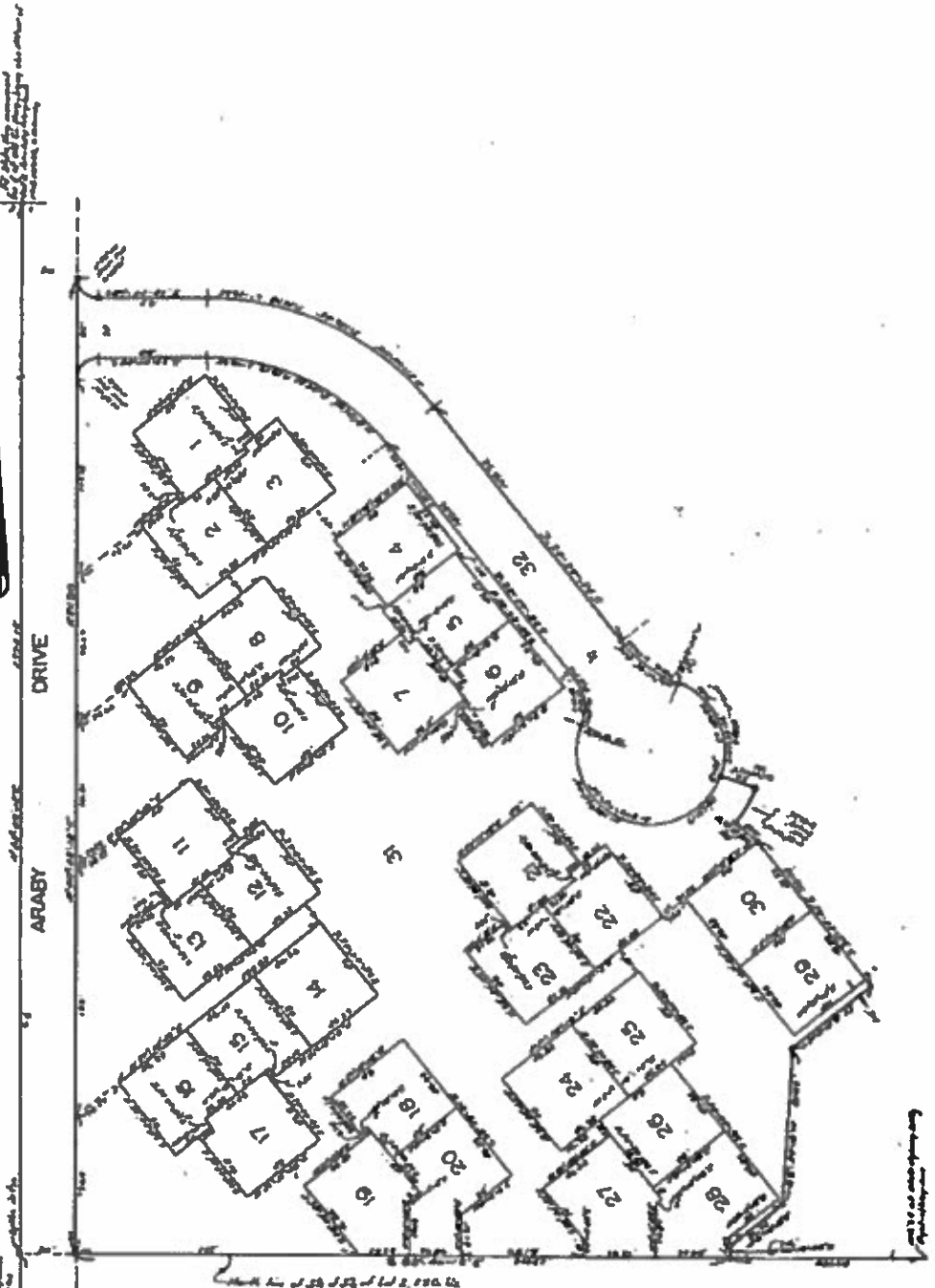
PAN

MAY 1969

324  
1  
This survey is in accordance with the provisions of Chapter 47 of the Statutes of the State of California, Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California.

75228  
Mark A. Pass  
D. G. O'Brien

IN THE CITY OF PALM SPRINGS  
**RECORD OF SURVEY**  
Of a portion of Lot 2, Section 23, T4S, R4E, SB&M, shown on map of Palm Valley Colony Lands, Map Book 14 Page 652, of the San Diego County Records.  
G.K. SANBORN  
Licensed Land Surveyor August 1960  
Scale 1"=40'



This survey is based on measurements and information furnished by the owners of the lands shown on the plan and is subject to the provisions of the Statutes of the State of California, Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California.

The general land grant was made by the following:

1. The general land grant was made by the following:
2. The general land grant was made by the following:
3. The general land grant was made by the following:

NOTE: The survey is based on measurements and information furnished by the owners of the lands shown on the plan and is subject to the provisions of the Statutes of the State of California, Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California.

This survey is based on measurements and information furnished by the owners of the lands shown on the plan and is subject to the provisions of the Statutes of the State of California, Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California, and the provisions of Chapter 14, Section 652, of the Statutes of the State of California.

G.K. SANBORN  
Licensed Land Surveyor

Palm Springs Citywide Reconnaissance Survey Master List, prepared by ARG  
2004 June

Address	Direction	Street	APN	Date	Resource Name	Past Survey Project	Status / ARG Recommended Primary DPR Form	BSO Form
277	East	Alejo Road	009 600 535 et.seq.; 508 531 001-067	1966	Villa Alejo Condominiums	HSPB Member Suggestion	Yes	
151	West	Alejo Road			Our Lady of Solitude Catholic Church		No	
421	West	Alejo Road	505 323 001	1930	Committee Club House / John Cline's House	1980s Riverside County Historic Resources Survey Palm Springs 2001 Historic Structures Inventory	No	
447	West	Alejo Road			O'Donnell House		No	
385		Alta Vista Road	513 351 006 513 351 008	1938	Residence	1980s Riverside County Historic Resources Survey Palm Springs 2001 Historic Structures Inventory	Yes	
190	West	Amado Road	513 082 018		Palm Springs Chamber of Commerce Building	ARG 2003 Reconnaissance Survey	DPR DONE	
333	East	Amado Road	508 041 009		U.S. Post Office - Main Branch	ARG 2003 Reconnaissance Survey	DPR DONE	
2805		Anza Trail	510 140 013	1952	None Listed	1980s Riverside County Historic Resources Survey Palm Springs 2001 Historic Structures Inventory	DPR DONE	X
1070	East	Apache Road	511 032 013		Residence in Twin Palms Neighborhood	ARG 2003 Reconnaissance Survey	DPR DONE	
1825	South	Aquanetta Drive	511 044 004		Residence in Twin Palms Neighborhood	ARG 2003 Reconnaissance Survey	DPR DONE	X
1828	South	Aquanetta Drive	511 053 001		Residence in Twin Palms Neighborhood	ARG 2003 Reconnaissance Survey	DPR DONE	
1750 - 1844	South	Araby Drive	510 070 001 to 031		Park South Condominiums	HSPB Member Suggested Addition Palm Springs Modern Committee Suggested Addition	Yes	X

\*This list includes Class 1 and Class 2 sites designated by the City of Palm Springs under the Municipal Code Title 8.05.

# Assessor Parcel Numbers for All Units

1750	510070001-6	1780	510070016-0
1752	510070003-8	1782	510070017-1
1754	510070002-7	1784	510070019-3
1756	510070004-9	1786	510070018-2
1758	510070005-9	1788	510070020-3
1760	510070006-1	1790	510070021-4
1762	510070007-2	1792	510070022-5
1764	510070008-3	1794	510070023-6
1766	510070010-4	1796	510070030-2
1768	510070009-4	1798	510070029-2
1770	510070011-5	1836	510070025-8
1772	510070012-6	1838	510070024-7
1774	510070013-7	1840	510070026-9
1776	510070014-8	1842	510070028-1
1778	510070015-9	1844	510070027-0



**EXHIBIT A  
LEGAL DESCRIPTION**

PARCELS 1 THROUGH 32, INCLUSIVE, AS SHOWN BY RECORD OF SURVEY, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 32, PAGE 47 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

PARCEL 2 OF PARCEL MAP NO. 30292 RECORDED ON APRIL 6, 2004, AS DOCUMENT NO. 2004-0244138 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THAT PORTION OF ARABY DRIVE AS DEFINED AND DEPICTED ON THE ATTACHED EXHIBIT A-1.

**EXHIBIT A-1**

**Legal Description**

The land referred to herein is situated in the State of California, County of Riverside, City of Palm Springs, and described as follows:

That portion of Lot 2 of Section 25, Township 4 South, Range 4 East, San Bernardino Base and Meridian, Palm Valley Colony Lands, as shown by Map on file in Book 14, page 652 of Maps, Records of San Diego County, California, being a strip of land 30 feet in width lying easterly, measured at right angles to the following described line:

BEGINNING at a point in the west line of said Lot 2, distant therefrom North 00°09'18" East 331.04 feet from the southwest corner of said Lot 2; thence North 00°09'18" East along said west line of Lot 2 a distance of 757.58 feet to a point that is perpendicular to and 30.00 feet westerly of the most northerly corner of Lot 32 as shown on Record of Survey filed in Book 32 of Record of Surveys at Page 47 in the Office of the County Recorder of Riverside County.

Excepting therefrom, any portion lying within the right of way of the California State Highway No. 111.

Subject to a right-of-way easement dated March 24<sup>th</sup>, 1950 to the City of Palm Springs, California and recorded November 8, 1950 in Book 1218, Page 167 Et.Seq. Records of Riverside County, Instrument Number 1009.

This description was prepared by me  
or under my direction in accordance  
with the Land Surveyors' Act.

TRANSTECH ENGINEERS, INC.

*David B. Ragland* 5/4/15  
David B. Ragland, L.S. 5173



---

# **Appendix 2**

**Barry Alan Berkus, 1935-2012**

---

---

(from Santa Barbara Independent, Dec 2, 2012, Pat Moser)

## Barry Alan Berkus: 1935-2012

Barry Alan Berkus, 77, of Santa Barbara, internationally renowned architect, long at the forefront of residential design in the U.S. and abroad, died Friday, November 30, at Serenity House, surrounded by family. A private memorial service will be held at a later date.



Barry Berkus

Berkus, known for his innovative approach, designed more than 600,000 residences. Based in Santa Barbara for over 30 years, his architectural team had offices in New York; Los Angeles; Irvine; Sun Valley, Idaho; San Francisco; Chicago; Atlanta; Washington, D.C.; Miami; Kuala Lumpur; and Tokyo.

A lifelong participant in adventure sports, he set world records in hydroplaning, ranked third nationally in 500-mile open water racing, and summited and skied Mt. Vaughan in Antarctica for the very first time. He subsequently became a member of the exclusive New York Explorers Club.

An avid art collector, his extensive art collection included paintings by

some of the leading contemporary artists in the world, such as Andy Warhol, Roy Lichtenstein, James Rosenquist, Robert Rauschenberg, David Hockney, Robert Therrien, and Frank Stella. He supported local artists and donated a large body of work to Santa Barbara County, exhibits which continue to travel throughout the county. He has co-chaired the Collectors Committee of the National Gallery of Art in Washington, D.C. since 2009.

A man of immense generosity, he was the longest-living member of the UCSB Foundation Board and has served on many other boards including the Granada Theatre, the Santa Barbara Maritime Museum, and the Wildling Art Museum. He designed the UCSB Mosher Alumni House and helped guide the reconstruction of the Granada Theatre. His designs for the Children's Museum, to be built on lower State Street, have been approved by the City of Santa Barbara.

He held a Sunday morning basketball game for many years at his home in Hope Ranch, where he once hosted the L.A. Lakers. The "Berkus Boys" still play every Sunday morning in Santa Barbara. He also bicycled every Saturday morning, rain or shine, with the West Las Palmas Association, a group of his close friends, for well over thirty years.

Berkus came to Santa Barbara as a student in 1958, attended UCSB, and later entered USC's architecture program before pursuing his passion for housing design. He was instrumental in promoting and advancing the role of architect as planner and designer of neighborhoods and communities, redefining living patterns in housing. His resort and master-planned communities, urban infill, commercial and institutional projects, and custom homes have earned his design team more than 300 design and planning awards from regional, national, and international competitions over the past 40 years.

*Architectural Digest* named him one of the world's "top 100 architects" in 1991. *Professional Builder* honored him as the most innovative architect in the area of housing in the United States. The readers of *Residential Architect* selected Berkus as one of the ten most significant

figures of 20th Century residential architecture. In 1999, *Builder* magazine counted Berkus as one of the 100 most influential individuals in the past century of American housing.

He authored several books including *Architecture, Art, Parallels, Connections*, a book which examines basic design principles as they are revealed in works of art and relates these principles to both the built and unbuilt environment. *House Design, Barry A. Berkus, Sculpting Space*, released in 2002, offers a diverse sampling of the many Berkus-designed custom homes.

His influence was not limited to domestic architecture in the United States. His interest in building systems spearheaded extensive research and development of modular housing and the study of building methods abroad. In Japan, his work extended from the planning and design of new towns to the development of the current building codes for framed construction. Other international projects included the planning of communities in Malaysia, master planning of residential villages for Euro Disney in France, and the redevelopment of the waterfront Expo site in Vancouver, British Columbia.

Lecturing frequently in Asia, Europe, and throughout the United States, he was the keynote speaker for the 25th anniversary of Weyerhaeuser in Japan and a featured speaker at the 50th anniversary of the Urban Land Institute. He served on a subcommittee of the National Academy of Science — reviewing the certification of building technology — and a subpanel of the National Institute of Building Sciences. He also served on the Policy Advisory Board for Harvard University's Joint Center for Housing Studies and was a member of the American Institute of Architects and the Urban Land Institute. In 2005, he was inducted into the Builder's Choice Hall of Fame.

In 1984, his teams designed, supervised construction, and built a temporary village for Olympic athlete housing at Lake Casitas and served as the commissioner of rowing for the 1984 games. One of the greatest pleasures of his life was the fact that, throughout his architectural practice, he mentored many young architects just beginning

---

their careers, many of whom have gone on to open their own offices throughout the country.

Born in Los Angeles on November 25, 1935, he grew up in Pasadena, meeting and marrying his high school girlfriend, Gail Hanks in 1957. Gail died in 2000. He married Jo Cahow in 2005, who has been a loving and caring wife. He is survived, as well, by his two sons and their wives, Jeffrey and Rebecca Berkus of Aspen, Colorado, Steven and Dana Berkus, and his daughter, Carey Berkus, currently a resident of San Miguel de Allende in Mexico. Also surviving are his four grandchildren: Sarah, Kelson, Renae and Stuart Berkus, his brother, David Berkus and wife, Cathy, of Pasadena.

The Berkus family extended gratitude to Dr. Tom Woliver, Dr. Jeffrey Kupperman, Dr. Gary Van deVenter, Carmen Flores, Barbara Pell, RN, OCN, Hospice Case Manager, many friends, and others for their compassionate care during his illness. In lieu of flowers, donations in his memory may be made to Visiting Nurse and Hospice Care, Hospice of Santa Barbara, the Granada Theatre and the Santa Barbara Maritime Museum.

---

(from latimes.com, Dec 9, 2012, Elaine Woo)

## Barry Berkus dies at 77; architect of mass-market housing

*Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the U.S. He favored high ceilings, natural light and open spaces.*

Barry Alan Berkus, a California architect who left a deep imprint on mass-market housing, spurring trends toward homes with grand entrances, high ceilings, master suites, natural light and open spaces, has died. He was 77.

Berkus, who had leukemia, died Nov. 30 in Santa Barbara, where he had lived for more than 30 years, said his architect son, Jeffrey. During a career that spanned nearly six decades, the senior Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge Landing in Irvine, and Park Imperial South in Palm Springs.

Although not a household name like Frank Gehry or Robert Venturi, Berkus "was a brand name," said S. Claire Conroy, editor in chief of Residential Architect magazine. "I have heard people say, 'I live in a Barry Berkus house.' How many people in developments know the name of the architect who built their house? That is pretty amazing."

Berkus made his name in an unglamorous field. Instead of focusing on high-profile commercial projects or luxurious custom homes, he decided to concentrate on



"design for the 99%," Conroy said.

At Playa Vista, he designed both high-end and affordable housing. For the latter he conceived 17 homes arrayed in a boomerang shape on an acre of land, a plan that allowed good views as well as high density.

"Barry thought, 'How are people going to use this space?'" said Playa Vista co-President Randy Johnson. "He was extremely creative. He didn't want ordinary design. He wanted something that made a difference."

Conroy wrote in a 2000 profile that Berkus' designs were "not for the faint of heart," featuring muscular lines and experiments with materials. She noted that in the late 1960s, when he drew the plans for Harbor View in Newport Beach, he was one of the first architects to incorporate a "bonus" room that could function as an office, spare bedroom or playroom. He also was fascinated with modular housing.

Berkus was born in Los Angeles on Nov. 25, 1935, and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. But a lifelong love of drawing led him to transfer to USC's school of architecture, where he decided to specialize in residential design.

In the 1950s and '60s, being a "production architect" for the home-buying masses was one of the least glamorous specialties. "I could lead a design panel at the National Assn. of Home Builders," Berkus said, "but couldn't do one at the American Institute of Architects."

While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job but Berkus turned it down, left USC and opened his own architecture office. He was 21.

One of his first big clients was William Levitt, the real estate developer often called the father of American suburbia. Designing Levittowns of identical box houses was not Berkus' bent, however. He wanted to play with volume, light and shape and give people houses that were "more than just a box."

"Over time," he told the Wall Street Journal in 2008, "production architects began to promote the idea that people could live in exciting spaces even if they couldn't afford their own architect."

Berkus and his firms, Berkus Design Studio and B3 Architects, won numerous awards over the years. In 1991 he was named one of the world's 100 top architects

by Architectural Digest.

His international work includes master planning of residential villages for Euro Disney in France. Among his other projects were the Santa Barbara Maritime Museum, the Mosher Alumni House at UC Santa Barbara, custom homes for such celebrities as Kenny Loggins and author Richard Bach and a temporary village for athletes competing at Lake Casitas in Ventura County during the 1984 Olympics, when he was commissioner of rowing.

A passionate person, Berkus believed "his next idea was always his greatest idea," his son said. He rarely went anywhere without his bag of drawing pens and often showed up for business meetings and speaking engagements in his favorite pair of bright red sneakers. He was a bicycling enthusiast and competed in hydroplaning and open water racing.

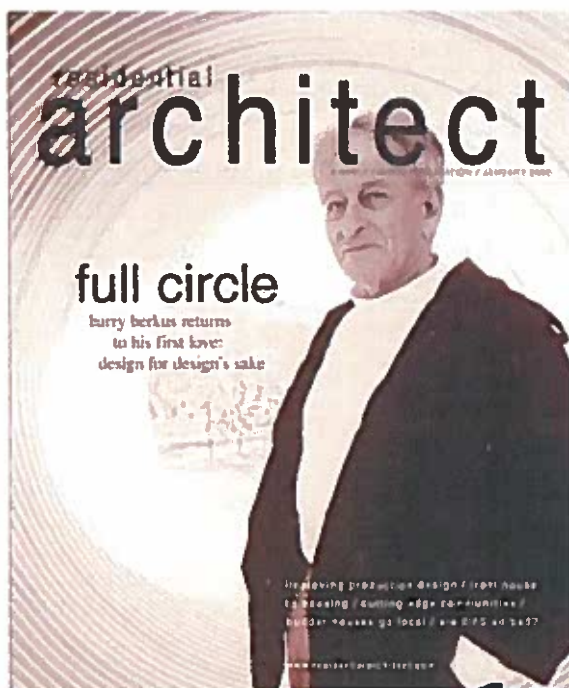
In 1994, after a financial setback that caused him to drastically scale back his business, he decided he needed an arduous challenge: He climbed to the top of Mt. Vaughan, a 10,302-foot mountain in Antarctica, with the peak's namesake, Norman Vaughan, who had been a dog-sled driver for Adm. Richard E. Byrd. Berkus subsequently earned membership in the exclusive Explorers Club in New York. In 1957 he married his high school sweetheart, Gail Hanks; she died in 2000. He is survived by his second wife, Jo Cahow, whom he married in 2005; daughter Carey Berkus; sons Jeffrey and Steven; a brother, David; and four grandchildren.

(from residential architect.com)

## Barry Berkus Remembered

The California architect was known as a visionary housing designer.

By [S. Claire Conroy](#)



I first interviewed Barry Berkus 20 years ago about a custom house he designed for the singer Kenny Loggins. Barry spoke so quickly in our phone interview, I could barely understand him. He was the fastest talker I had ever encountered. Ultimately, I got the gist that his design for “Villa Lucia,” a Tuscan-style

---

house on 20 hilltop acres in Santa Barbara, sprang from the conceit of a building added onto over generations. He had long been inspired by Italian hill towns, especially Palermo, and had filled many vacation sketchbooks with drawings of ancient buildings scrambling up the cliffs. The images were tucked into a corner of his imagination, waiting for the moment of release. For Berkus designing was a contact sport, requiring the full engagement of his prodigious intelligence and creativity. Every project needed a solid narrative—a theme and a purpose. Even if the style was Traditional, the design needed to move the discipline forward. That Tuscan Villa, for instance, used large quantities of salvaged and recycled materials—before sustainable design was back on anyone’s radar.

Although Barry designed many custom homes throughout his career, he’s best known for his innovations in mass market housing. In his early years, he was the rare architect who concerned himself with design for the 99 percent. As he told me for a cover story in *Residential Architect* in 2000, "When we started, housing was looked down upon. I lead a design panel at the National Association of Home Builders, but I couldn't do one at the American Institute of Architects. Not until Sea Ranch, Reston, Columbia, West Lake, Irvine, Hilton Head did people become interested in housing. They became interested in making a place."

One of the stumbling blocks for architects in production housing was economics, he said at the time. "Housing as a product has to move on and off the boards quickly, because it doesn't pay very well." Berkus made it pay, largely through harnessing his great energy and speed. Not only was he a fast talker, he was a quick thinker and a facile designer. He was a pen and paper guy, a maestro of the epiphanic sketch on a cocktail napkin. One

estimate tallies his lifetime portfolio at 600,000 dwellings. They weren't all award winners, but by some counts more than 300 garnered special recognition—an astounding figure.

He claimed a number of firsts in the housing industry: the first national architecture firm to specialize in housing, the first international housing firm, and the first housing firm to go public. At its height, it employed more than 200 architects and maintained satellite offices in San Francisco, New York, Chicago, Washington, Atlanta, Miami, Tokyo, and Kuala Lumpur. Along the way, Barry worked with every important builder in the country. And he worked with many of his own family members, including daughter Carey, an interior designer; son Steven, a builder/developer; and son Jeffrey, an award-winning architect in his own right. Until his death on November 30, 2012, Barry led two firms--B3 Architects, geared to custom design, and Berkus Design Studio, focused on production housing.

Barry's inspiration derived from extensive travel and a lifelong passion for art. He was an important collector of modern art and a generous patron of local and national museums. He put his thoughts together about both disciplines in a book called *Architecture, Art, Parallels, Connections*. As he told me and our readers for our cover story, "Residential architecture is about romance, learning, fulfillment of a journey. It should never be below you to do housing."

In 2005, *Builder* magazine named Barry to its Builder's Choice Hall of Fame. The honor was the culmination of decades of collaboration between Hanley Wood, *Residential Architect's* parent company, and Berkus. He was the company's go-to architect for visionary ideas in residential design, including a number of demonstration houses in conjunction with the annual

International Builders' Show. His idea houses envisioned open plans, multitasking spaces, multigenerational households, movable walls, and add-on modules.

At the time of his death, Barry and his firm were at work on The New American Home for 2014, a joint program of the National Association of Home Builders and *Builder* magazine. His firm will continue the effort with his son Jeffrey. Says Warren Nesbitt, group president of Hanley Wood's New Construction Group, "Barry was an enormous talent. He was a design pioneer, an innovator, a coach, a teacher, and a friend. He packed so much into one lifetime, while enriching the lives of so many others. He will be greatly missed."

Hear Barry Berkus's thoughts on creativity in this recent TEDx talk:

<http://www.youtube.com/watch?v=kBiHBQwERW4>

More on the life and work of Barry Berkus:

<http://www.builderonline.com/design/barry-berkus.aspx>

<http://www.noozhawk.com/article/>

[barry\\_berkus\\_santa\\_barbara\\_icon\\_and\\_architect\\_dies\\_at\\_77/](http://www.independent.com/news/2012/dec/02/barry-alan-berkus-1935-2012/)

<http://www.independent.com/news/2012/dec/02/barry-alan-berkus-1935-2012/>

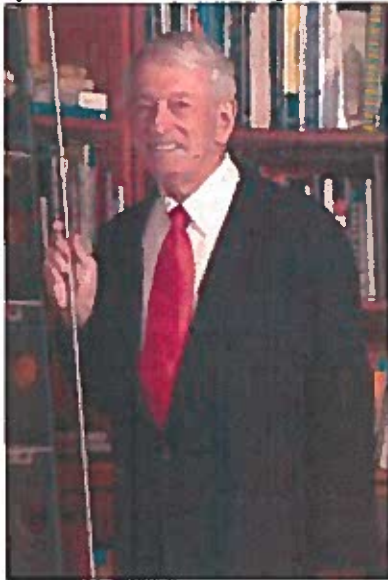
<http://www.builderonline.com/design/family-ties.aspx>

<http://www.builderonline.com/design/oxbow-residence.aspx>

<http://www.builderonline.com/design/modern-family.aspx>

<http://www.builderonline.com/award-winning-design/the-park-houses-at-playa-vista.aspx>

(from [barryberkus.com](http://barryberkus.com))



Barry A. Berkus, A.I.A., is the founder and President of B3 Architects and Berkus Design Studio, has remained on the forefront of residential design in this country and abroad for over forty years. Involved in a broad range of projects, including more than 600,000 residences, resort and master planned communities, urban infill, commercial and institutional projects, and custom homes, Berkus has promoted and advanced the role of architect as planner and designer of neighborhoods and communities, and has redefined living patterns in housing. The Berkus name has become synonymous with innovation, and Berkus teams have received more than 300 design and planning awards from regional, national and international competitions. Based in Santa Barbara, California, his design and planning practice has had offices in New York, Los Angeles, Irvine, San Francisco, Chicago, Atlanta, Washington, D.C., Miami, Kuala Lumpur and Tokyo.\* Through his educational efforts, extensive publication and architectural practice, Mr. Berkus has stood for the opportunity to live and work in stimulating spaces. He has been featured in *USA Today*, *Money*, *Architectural Record*, *Progressive Architecture*, *Art News*, and *Architectural Digest*, which named him one of the world's 'top 100 architects' in 1991. *Professional Builder* honored him as the most innovative architect in the area of housing in the United States. In 1999, *Builder* magazine counted Berkus as one of the 100 most

influential individuals in the past century of American housing, and the readers of *Residential Architect* selected Berkus as one of the ten most significant figures of 20th century residential architecture. Mr. Berkus has authored *Architecture, Art, Parallels, Connections*, a book that examines basic design principles as they are revealed in works of art and relates those principles to both the built and un-built environment. Mr. Berkus' second book, *House Design, Barry A. Berkus, Sculpting Space* was released in December of 2002. This book offers a diverse sampling of the many custom homes Mr. Berkus has designed.

Mr. Berkus' influence has not been limited to domestic architecture in the United States; his interest in building systems has spearheaded extensive research and development of modular housing and the study of building methods abroad. In Japan, his work has extended from the planning and design of new towns to developing the current building codes for framed construction. Other international projects have included the planning of communities in Malaysia, master planning of residential villages for EuroDisney in France, and a provincial government commissioned plan for the redevelopment of the waterfront Expo site in Vancouver, British Columbia.

Berkus has lectured in Asia, Europe, and the United States at university symposia on the future of the built environment. He was the keynote speaker for the 25 th anniversary of Weyerhouser in Japan, and a featured speaker at the 50 th anniversary of the Urban Land Institute. He has served on a subcommittee of the National Academy of Sciences reviewing the certification of building technology, and a sub-panel of the National Institute of Building Sciences. He served on the Policy Advisory Board for Harvard University's Joint Center for Housing Studies, and is a member of the American Institute of Architects and the Urban Land Institute. In 1984 Berkus teams designed, supervised construction and built a temporary village for Olympic athlete housing for the 1984 Summer Olympics at Lake Casitas, California. Mr. Berkus also served as the Commissioner of Rowing for the 1984 Olympics. In 2005, Mr. Berkus was an inductee into Builder's Choice Hall of Fame

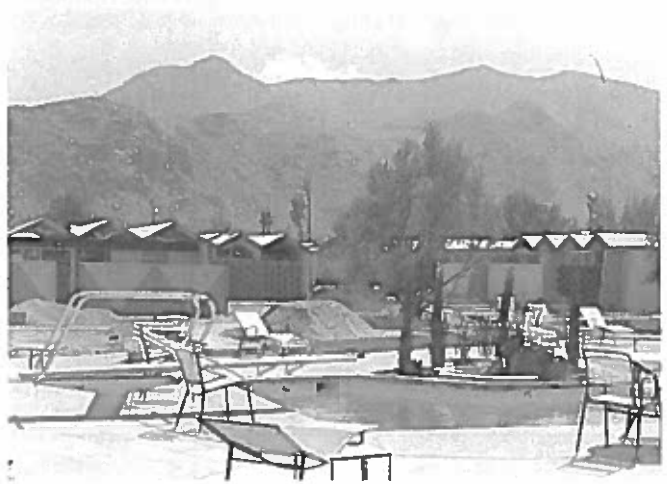
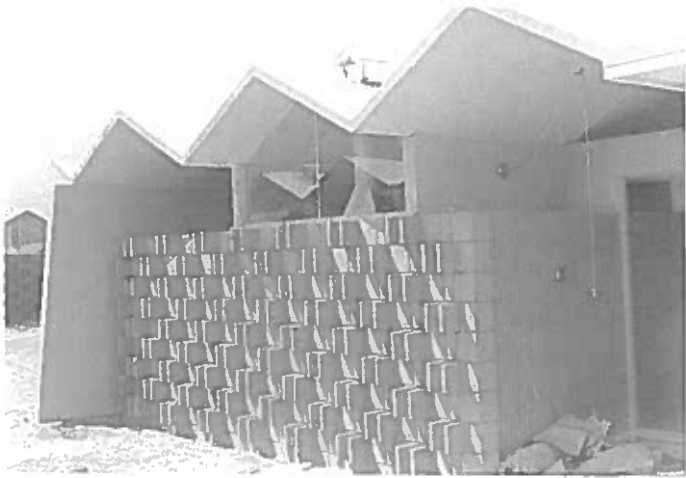


---

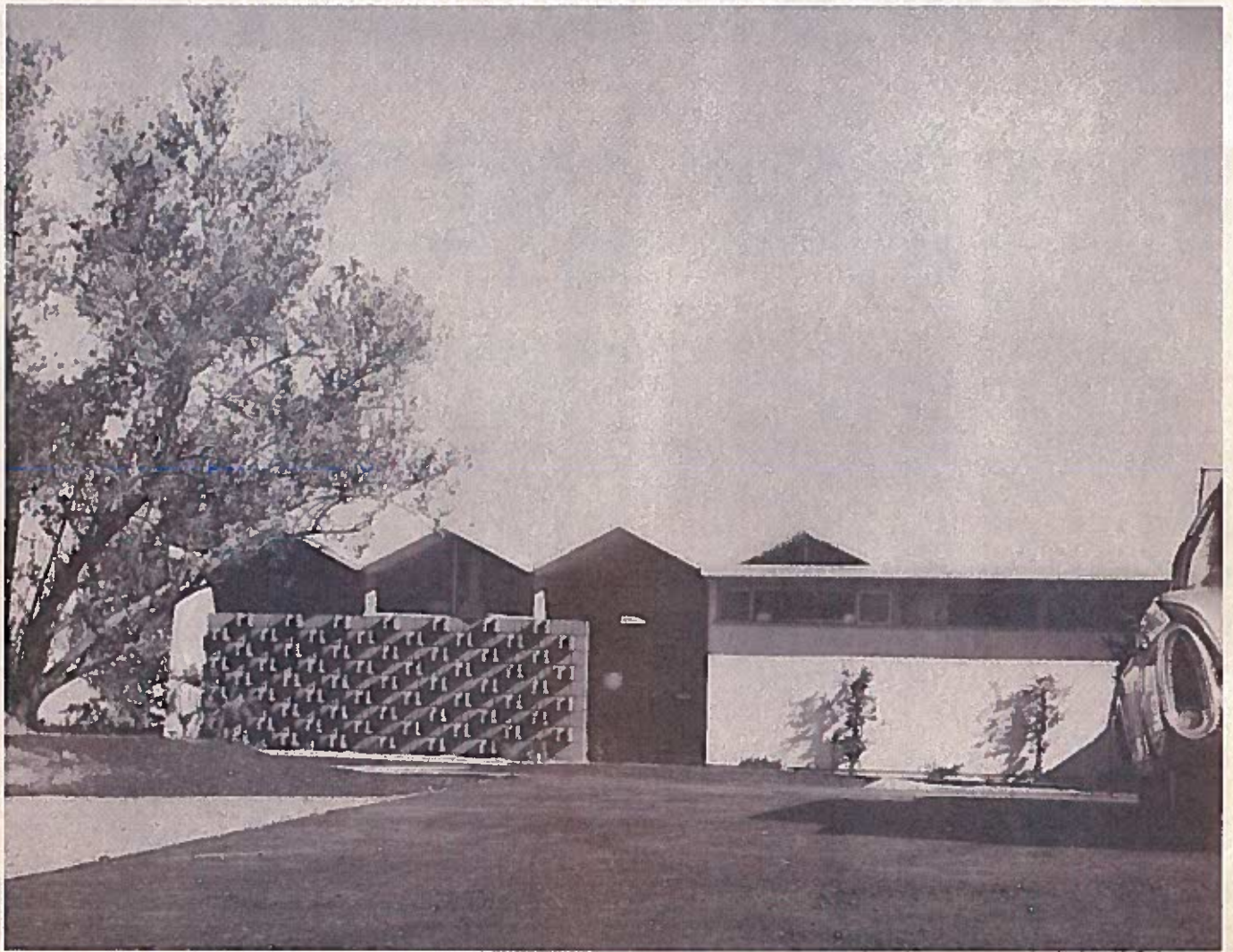
# **Appendix 3**

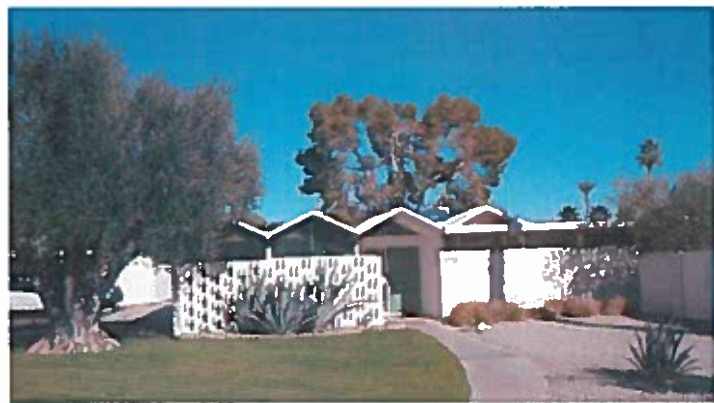
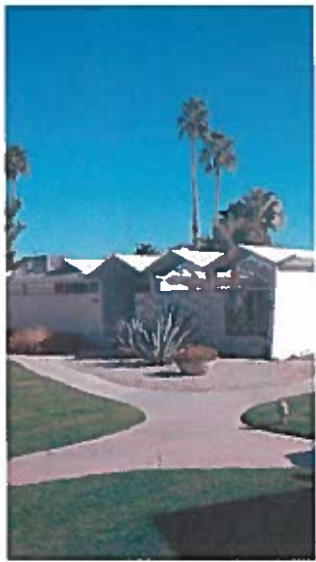
## **Vintage and Current Photos**

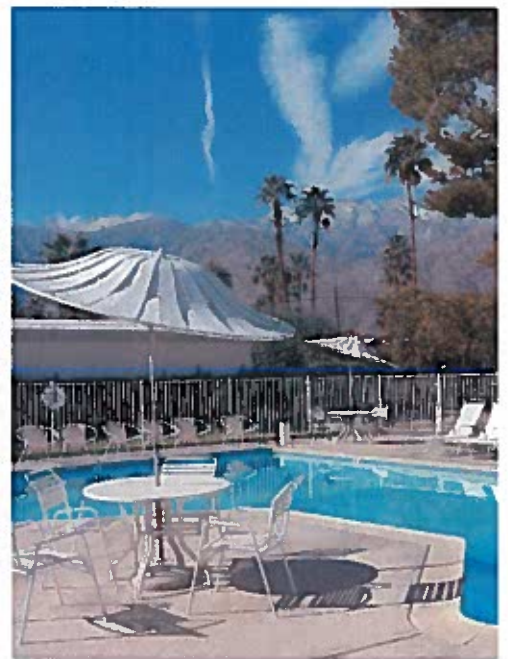




*Trudy Richards:* **PARK IMPERIAL / SOUTH** *in Palm Springs*







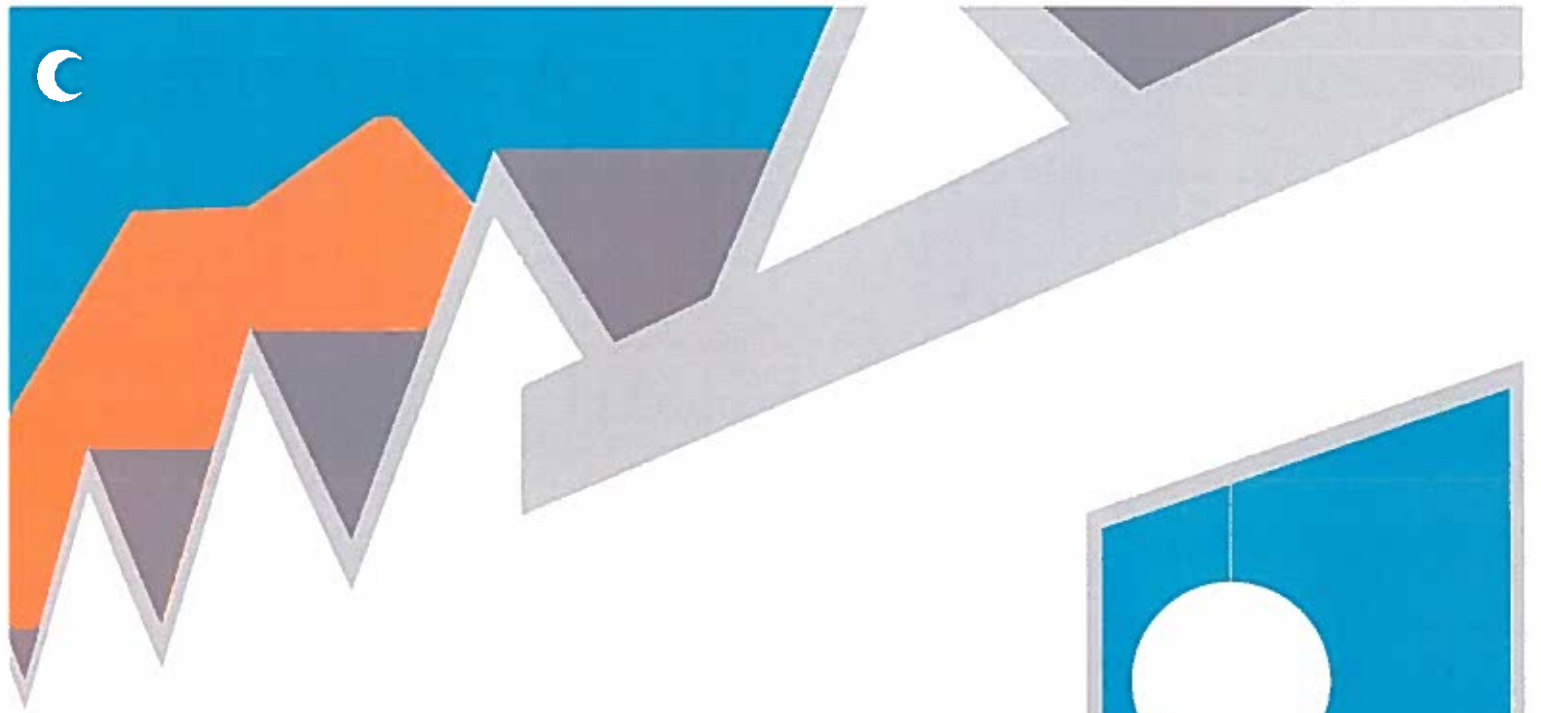


---

# **Appendix 4**

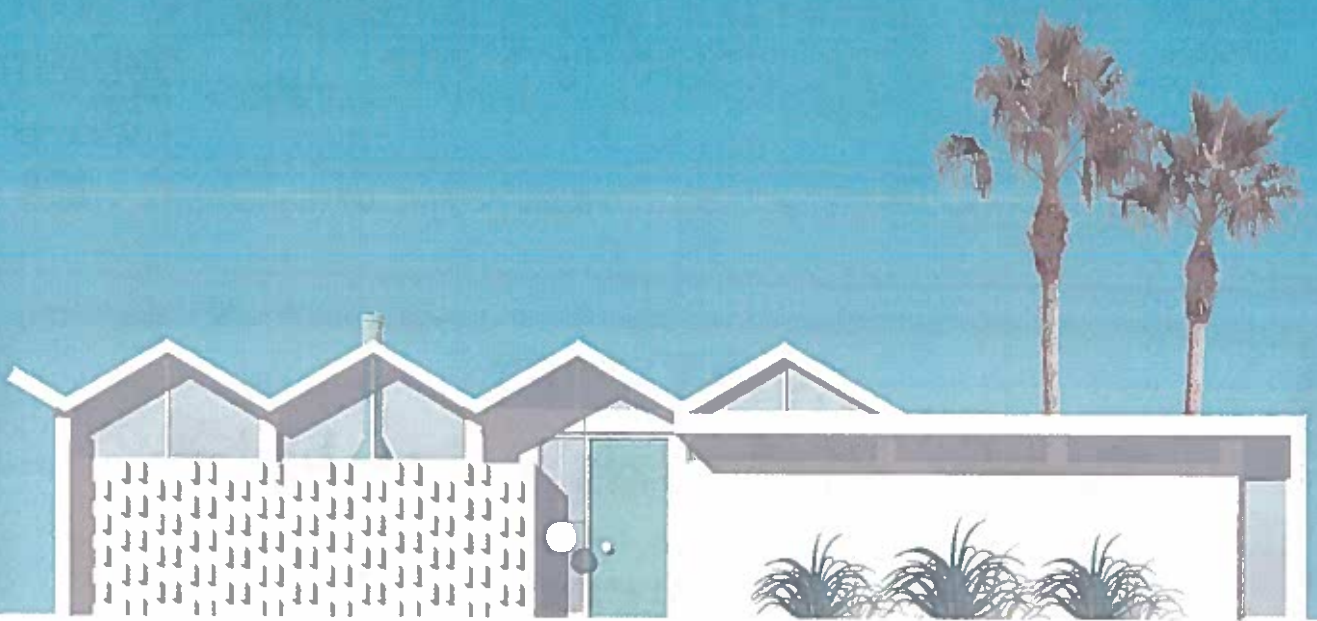
## **Vintage Sales Literature, Advertising**





park imperial south tour of homes  
palm springs modernism week 2011

# Modernism Tour 2015



Park Imperial South

Palm Springs



clipped by Corey Chambers,  
Independent Press-Telegram (Long Beach)

# Trudy Richards' Anaheim Homes Attract Throngs

A new series called "The Trudy Richards' homes offer 3 bedrooms or more, and private bath, full-time kitchen, and a family room, and with glass-enclosed shower and the jumbo last work-out and bedrooms, all with 3 built-in closets, the new units are available in the Trudy Richards' Anaheim Homes. The master bedroom suite is equipped with a private bathroom, opened the new unit, seen the walk-in wardrobe, dressing, and a "secret" closet over the soiled linen of Meridian Room from area with built-in wardrobe. All bedrooms are equipped by Ch. built-in-wardrobe of new dressing table and large with clothes press at two lockers. Trudy Richards' convenience. bigger-bathed floor-plan with-for short and long commutes, and have facilities may fitting doors, it was noted.



**WORK-SAVER KITCHEN**

Some of the building featured at new unit of large, luxury homes by Trudy Richards, Anaheim, are shown here.

**4 1-BED APARTS**

100%

SPECIAL FEATURES

**MAGNOLIA MANOR** Unit No. 5

**NON-VETS**

AS LOW AS **\$95.00** Mo. PLUS SMALL COSTS

**NO MONTHLY PAYMENTS UNTIL '57**

**OVER 25 BEDROOMS** 1956, page 41

**SPANISH CRAMIC** tile centers, gourmet breakfast bar and built-in under-cabinet oven or electric range and oven, electric dishwasher, weather-stone combination, garbage disposal and cabinet for use included in the purchase price, is one kitchen.

An unusual feature is a disappearing built-in dining room table, which can accommodate seven guests. Additional dining glass tables open from family room for 20 to 25 sq. ft. second concrete patio, which is outdoors with a built-in built-in barbecue. Owners have a choice of open-plan or closed-off bedrooms, or optional-type kitchen, as well as a choice of many finishes desired.

The builders have maintained the same high standards with a low down payment of \$1000, with conventional financing. This new Trudy Richards' Broadway and left to the time, Government can be reached via local market at Agate St., in 1956, with conventional financing. Located in Hollywood, next to West Anaheim.

**GRAND**

## NOTICE!

### Trudy Richards - Anaheim

Has a Few New \$19,995 Luxury Homes Left on New Terms of **No Down Payment to Anyone**

Immediate Qualification — Closing Costs \$34  
**MOVE IN TODAY**  
**MONTHLY PAYMENTS \$150**

**2000 W. BROADWAY at "Agate"**  
**Between Brookhurst and Euclid**

Although these terms have only been available since AUGUST 31st, most homes have been sold before planned advertising could appear.  
**HURRY — COME OUT TODAY!**



clipped by Corey Chambers,  
Independent Press-Telegram (Long Beach)

# Offering Trudy Richards Home Without Family Budget Strain

"We are exceedingly pleased that at long last we can offer our elegant homes to qualified veterans without putting a strain on their budget," said the builders of Trudy Richards homes in Anaheim.

"Along with the low 4 1/2 per

cent interest rate and 30-year loans, we have secured a special financial arrangement whereby the veteran can now buy one of the finer homes on the market for as low as \$381.60 down, plus the usual costs and impounds."

Conventional financial is also

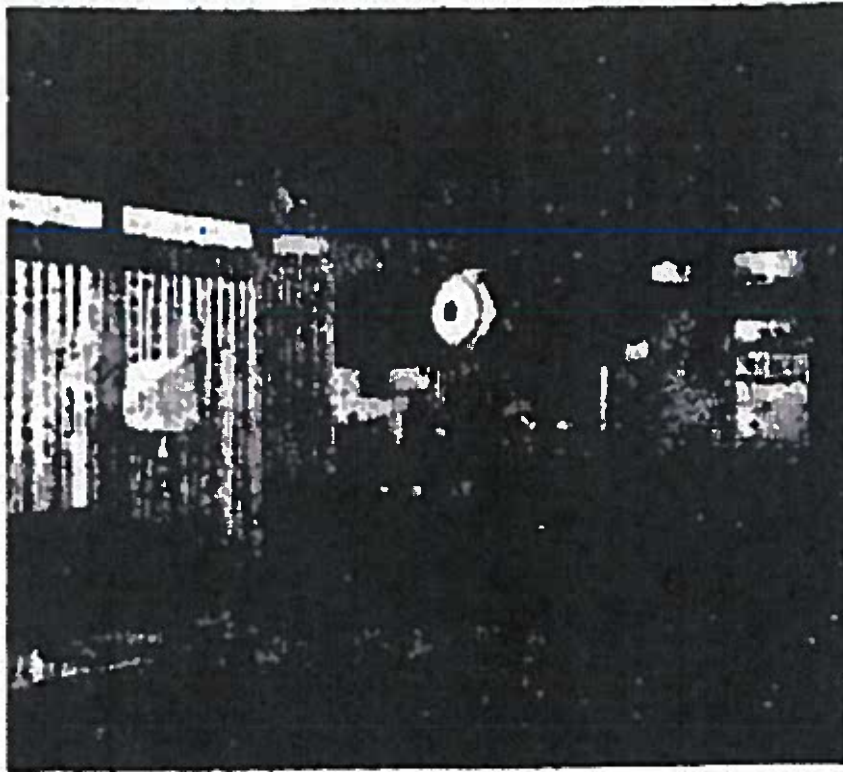
still available, and the non-vet can purchase these homes for as little as \$993 down, it was reported. A limited number, in a variety of plans and styles are now nearing completion, making it possible for the early buyer to move in with a minimum of delay.

• • • • •

**THERE'S 3 AND 4-BEDROOM.** 2-bath homes, some with den, some with family room, have over 1,500 sq. ft. of room for living.

Kitchens have built-in color-matched gas or electric ranges and ovens, electric dishwashers, garbage disposals, electric washer-dryer combinations, executive desks and breakfast bars. Master bedroom suites include His and Hers separate walk-in wardrobes, dressing room area with built-in marble top dressing table, and private bath with glass-enclosed shower.

Trudy Richards' homes can be reached via Lincoln to Brookhurst, right to Broadway and left to the furnished models at Agate St., in West Anaheim.



## RICH APPOINTMENTS

This view in a Trudy Richards Home in Anaheim shows how rich wood panels and dramatic lighting are among the rich appointments offered.

# Plan Realty Sales Clinic



clipped by Corey Chambers,  
Independent Press-Telegram (Long Beach)

## Big Trudy Richards Homes Built for Growing Family

"They have everything!" This is the summation and description of enthusiastic visitors have been giving Trudy Richards Family Residences in Anaheim's choice new residential section, "The Golden Triangle," according to Reno H. Service Associates, sales agents.

Planned to satisfy the varied interests and needs of a modern-size family with 4 or 5 growing children, one of the most notable features of each of the 12 distinctive floor plans, is the easy way they use their 1200 square feet of living space (with nearly 2800 square feet under roof!), to make every area as aesthetic as they are utilitarian.

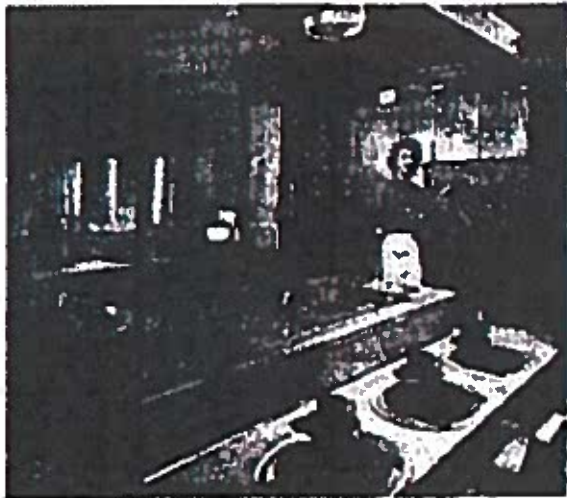
In the living room, builders have taken into account the great out-of-draws, and related it to the homes' inside elegance with up to 33 linear feet of

class in most models, dominant floor-to-ceiling "conversation-piece" fireplaces with raised hearths, half-inch thick oak-block floors, and acoustical-type plaster or stiched redwood ceilings.

Ash paneling not only introduces a pleasing variety and relief note to each living room, but bespeaks the meticulous care and years-ahead planning of each styling. It was pointed out.

ONLY 84 HOMES are available in this private, park-like community, and no two exactly alike.

Trudy Richards Family Residences have the built-in disappearing dining table that seats seven adults, colorful tile on all kitchen counters, stainless steel kitchen sinks, grease-proof vinyl-plastic floors in kitchen and bathroom, private dressing

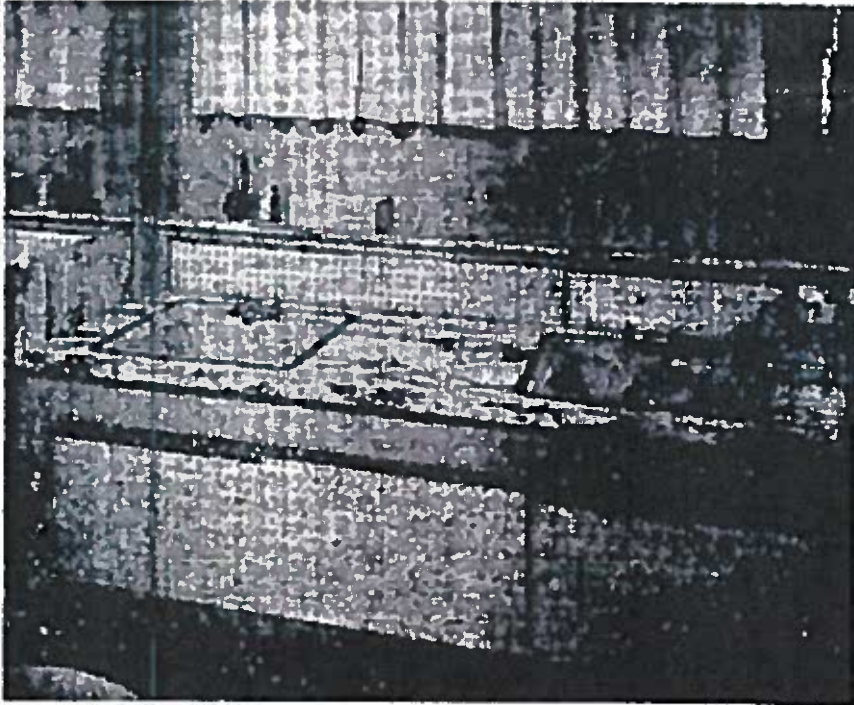


### LUXURY IN KITCHEN

This is a kitchen in one of the Trudy Richards Homes in Anaheim and shows the many built-in features provided.



clipped by Corey Chambers,  
Independent Press-Telegram (Long Beach)



### MODEL BATH

Family bathrooms are just that in fabulous luxury series now being developed at Trudy Richards' community in West Anaheim. Here is one model bath.

## Big Rooms, Many Extras in Trudy Richards Homes

Plenty of room, combined with elegance and functional design are some of the reasons why sales are on the increase at the new Trudy Richards' "Face-Setting Series" in Anaheim, according to a spokesman for the builders.

Eliciting much favorable comment, it was noted, is the spacious master bedroom suite, which includes His and Hers separate walk-in wardrobes, dressing room area with built-in marble-top dressing table, and private bath with completely enclosed stall shower. Family baths have twin pullman lavatories, with tub and shower.

able relaxation for the large family and friends.

A 300-SQ.-FT. scored cement patio, and built-in outdoor brick barbecue, with steel elevator grill, and wood and charcoal storage area below, are with each home. Homes are completely landscaped, with front, side and rear lawns in, at least two trees per lot, plus a dozen selected shrubs.

A wide variety of architectural styles and flexible floor

view window, eye-level control panel, waist-high broiler and automatic oven-tender timer; and built-in dishwasher.

An additional feature is the ConverTable, which serves as a dining nook, desk, breakfast bar and serving buffet, all in one unit, built to accommodate six persons.

Wide brick fireplaces of floor-to-ceiling height grace the liv-

## Douglas Oil Expands Plant

LOS ANGELES—Douglas Oil Co. of California has awarded a contract to the Meco Corp. for the construction of a refining process unit at the company's Bakerfield Refinery, W. G. Krieger, president, announced.

As the first step in a planned expansion and modernization program costing in excess of \$1,250,000, which will include a new 12,000 barrel per day topping plant, this unit will substantially increase the company's capacity for producing high octane motor fuels, Krieger said. The refining unit is scheduled for completion by June 1, 1957.

plans are available in these 3-bedroom and den, 3 and family room, or 4-bedroom homes. All offer two spacious baths, and over-sized double garages, and can be purchased for as little as \$935 down, with conventional financing.

Trudy Richards' "Face-Setting Series" can be reached via Lincoln to Brookhurst, right to Broadway and left to the furnished models at Agate St. in West Anaheim.

*Trudy Richards* **PARK IMPERIAL** *in Palm Springs*

P R E S E N T A T I O N

Park Imperial/Riviera and Park Imperial/South are each unique Country Club communities of separately owned and individually financed private family residences grouped around luxuriously landscaped, handsome private garden-swimming pool courts and sun-lounging areas. The entire grounds, swimming pools and other facilities are completely private and may be used only by the owners of the individual residences and their invited guests.

The area which each Park Imperial development occupies is a part of a separate recorded map which is unique in that there are no public streets or ways, and each lot (other than the large community area lots) is improved with individual residences and fenced-in private patio courts separated one from the other by carefully treated boundary walls, the center line of each wall being the lot line between each residence.

Each individual residence is a separate and complete entity. No plumbing lines, electrical or other service or utility lines pass through any boundary wall. Each residence has its own private heating and refrigerated air conditioning system as well as its own separate plumbing, electric, television and telephone service. The added substantial luxury and carefree convenience of Country Club living one enjoys by reason of owning a residence in Park Imperial/Riviera or Park Imperial/South, is the only difference between it and owning a home of one's own anywhere.

Each individual residence is owned by its owner and the lot which it occupies is leased to its owner for fifty-five years, and each individual residence may be financed individually like any other home. A home-owner in either Park Imperial is responsible only for the payments on his own loan and is in no instance responsible to or responsible for his neighbor's loan or loan payments.

So like unto owning a separate individual home is a residence in Park Imperial, that counsel advises that the income tax aspects are identical to that of any individual single family residence anywhere. All of the tax advantages granted home owners by the federal and state taxing authorities are applicable, plus the potential advantage of tax savings when one's individual residence is used for rental income or business entertainment purposes.

The walks, courtyards, landscaped areas, swimming pools and other community facilities in each Park Imperial development are used by each owner in common and equally with the owners of other residences in the development, and all, except the interior of each residence and patio court, is maintained and managed in the instance of Park Imperial/Riviera, by the Park Imperial Community Association; and in the instance of Park Imperial/South, by the Park South Community Association.

Each Community Association is a non-profit, franchise tax exempt corporation organized under the laws of the State of California. Just as in a Country Club, each owner of a residence (and only the owners of residences) are members of the Association. There are no shares of stock and no profit may be made by either Association or by any private person other than agents or employees. The sole function and activity of each Association is to manage and maintain the community facilities and to protect the beauty and integrity of the entire community for the benefit of its members.

The management and maintenance functions of each Association are carefully set forth for the complete protection of each and all of its respective members in separate comprehensive covenants, conditions and restrictions recorded in the Official Records of Riverside County, California, which are purposed to guard against nuisances and annoyances and are for the protection of the integrity of leasing, ownership and occupancy of residences in each Park Imperial development.

As in a Country Club, funds for the operation of its affairs, maintenance and management come from the members of each Association. Initially these funds are provided by the membership fee of \$150.00 paid to the Community Association by each purchaser of an individual residence. Later these funds will be provided by general assessment payable monthly by each owner-member to his Association. The Board of Directors of each Association will, annually or more often, adopt a budget of the monthly cash requirements for the maintenance and management of the development; this budget will be divided equally among all of the owners of individual residences who will pay the same monthly to the appropriate Association.

The owner-developer, just like all other owners of individual residences, as to all individual residences owned by it, will pay its share of the monthly maintenance requirements.

In addition to the maintenance of the outside walls of each building, as well as the pools, accessory structures, storage and equipment areas, walks and the like, each Association will pay for all water including that used in each residence and upon the grounds and other areas. The City of Palm Springs will provide all of the municipal services that one would expect to receive as the owner of a private home in Palm Springs, such as fire and police protection and the like.

The planning and development and the design of each Park Imperial development was carefully considered by the staff of Trudy Richards and by Project Planning Associates of Los Angeles to accomplish everything desirable and pleasant and luxurious to be found in a comfortable, elegant private home—all integrated into a comfortable elegant private garden individual residence community. To this end an attractive atmosphere and environment most assuring of elegance, comfort and high resale value potential was a primary determination.

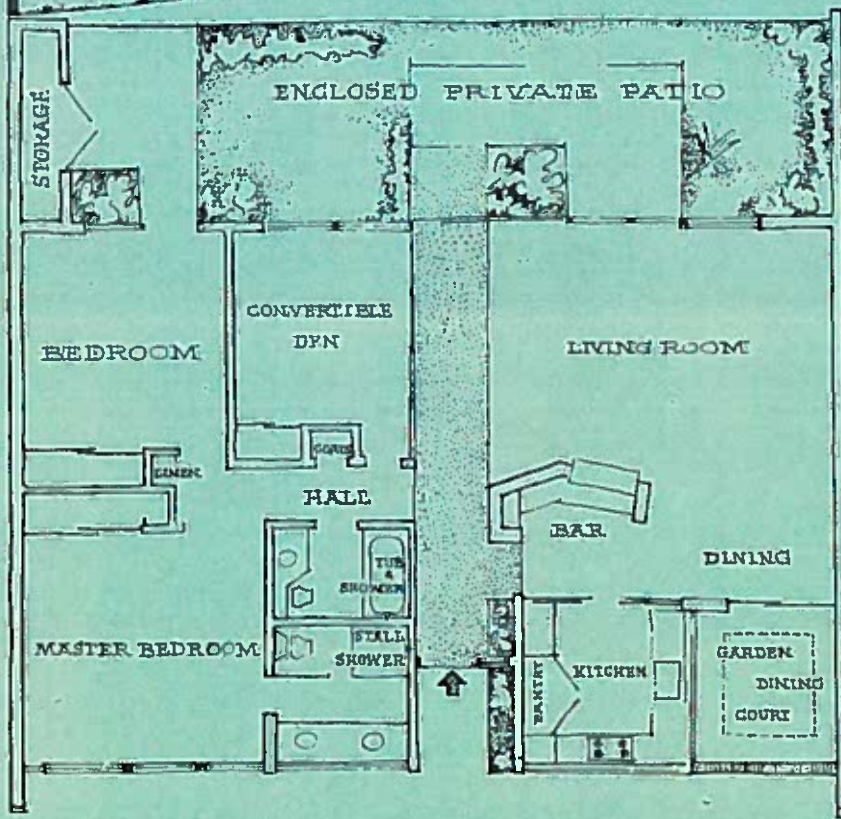
The owner of an individual residence in either Park Imperial/Riviera or Park Imperial/South will luxuriate in the seclusion of the well-kept private grounds and their own beautifully designed residence—and at the same time should enjoy significant economies and savings in the cost of taxes and the myriads of unconsidered expenses usually associated with the burden of home ownership. Not only should the cost of living in Park Imperial be less, but almost as important, the owner is relieved of the responsibility for maintenance and upkeep of all except the interior of his residence and patio court.

The virtues of each Park Imperial development are manyfold, and the aspect of owning a residence in these exclusive Country Club communities is exciting. Because of the restricted number of residences in each development, however, the privilege of being a part of the Park Imperial community is limited.





# PARK IMPERIAL / SOUTH *in Palm Springs*



- Dramatic design and exquisite decor
- Especially designed lighting fixtures
- Complete wall to wall carpeting
- Complete custom fitted traverse draperies
- ☼ Dishwasher
- Full housepower – twenty electric circuits!
- Luxurious terrazzo
- Outstanding fully mirrored bathrooms
- Two full baths
- Terrazzo stall shower
- ☼ Weather Tron refrigerated air conditioning
- Commodious storage
- Outdoor-indoor dining terrace
- Utilities all underground
- Built-in TV (two outlets)
- Built-in telephone (two outlets)
- ☼ Disposal
- All copper plumbing lines
- Clock operated complete sprinkler system.
- Weiser lifetime pin-tumbler locks
- ☼ Quick-recovery water heater
- Fully insulated walls and ceilings
- Broad sun-shading overhangs
- Practice putting green
- Heated and filtered swimming pool
- Convenient utility rooms
- ☼ Mark-27 range and oven
- Luxurious Landscaping
- Concealed Nutone door chimes

**EVERYTHING INCLUDED AND ALL INCLUDED IN THE PRICE!**

PALM SPRINGS  
1786 ARABY DR  
PA 5-2322



PARK IMPERIAL

*Warm Springs*

*South*



*own your very own Resort Home...  
with financial responsibility limited to you alone!*

PARK IMPERIAL is footsteps close to a perpetual holiday. Park Imperial is true Resort Living.

CARE-FREE you will always be in Park Imperial... released from all your maintenance worries. You enjoy virtually complete "hotel" service, without the cost, without the bothersome reservations, cancellations, check-out time, and tipping. Come and go as you please... as unburdened as a privileged guest in your own home. For a modest cost, maid, linen, clean-up, and other services are instantly at your call. You will be distinguished as the perfect absentee host or hostess... simply hand the keys to your special guests in confidence... with your mind at ease, knowing that all the work has been done for you... and your resort home is spic and span, and "all ways" ready for your guests.

SKILLFULLY APPOINTED FOR GRACIOUS ENTERTAINING, the central hall plan makes family and guest traffic flow throughout the home, with no need to interrupt the privacy of the quiet rooms, or the patio. The bar, the living room, the dining room are all accessible for entertaining and family living.

PARK IMPERIAL PRESENTS all the convenience and separateness found in any private home, plus the distinctive community advantages for recreation and sheltered relaxation in the sun.

FASHIONABLE Park Imperial Resort Homes form an elegant private country club community amidst luxuriously landscaped garden courts; all-weather-conditioned swimming pools, and pleasant recreation facilities which may be used only by residents and their personal guests. The garden walks... are isolated from everyone but those living the special life of Park Imperial.

DISCRIMINATING evaluation of finer standards... the Hallmark of an Owner in Park Imperial. You are immediately identified as a person with a sensitive understanding of functional and beautiful design... accomplished in Park Imperial with the finest structural materials and decorator techniques.

EVERYTHING FOR YOU... air conditioning at its engineered best... the finest appliances... skillful room arrangement... complete facilities for enjoyable living... has been brought into reality through painstaking planning. Your comfort, convenience, pleasure and your pride-in-ownership were meticulously thought out in the designing of Park Imperial. A separate dining room; large, comfortable-to-move-about-in bedrooms; large, airy living room, opening onto a broad enclosed private patio; and for supper under the stars, a large outdoor dining terrace adjoins the dining room. There are full traverse custom draperies, wall-to-wall carpeting, and luxurious terrazzo... all provided for you, and all included in the price. The two charming, up-to-the-minute bathrooms feature built-in vanities, and pullmans topped with wall-wide expanses of sparkling mirror.

A GOLD MEDALLION, ALL-GENERAL ELECTRIC HOME, PRESENTED FOR THE FIRST TIME IN AMERICA BY TRUDY RICHARDS! Fully, scientifically, insulated for comfort, relaxation, and the full enjoyment of quiet. In a Park Imperial resort home, life is made easy with the latest "Mark 27" built-in Range and Oven, Dishwasher, Disposal, and other electrical conveniences... all by G. E. ... and topped by the most efficient refrigerated air conditioning, and true forced air heating system... achieved only by General Electric research and progress. You live better with the new, new G.E. WeatherTron.

EACH HOME IS INDIVIDUALLY FINANCED THERE IS NO RESPONSIBILITY FOR THE OBLIGATIONS OF OTHERS!

*Trudy Richards*

# PARK IMPERIAL

*Palm Springs South*



DESIGNS EXECUTED BY  
PROJECT PLANNING ASSOCIATES, LOS ANGELES



**TT**  
Your Individual Residence Or Your  
Separate Individual Let's Insured By  
Your Own Individual Title Insurance  
Policy by **PIERSIDE TITLE DIVISION OF  
PIONEER TITLE INSURANCE COMPANY.**



*The New Interpretation! ...  
The New Concept for Resort Living!*

*you're in good company in* **PARK IMPERIAL** *South*

...with "name brands" known and trusted for the research and development of the finest materials, fittings, and appliances. These are a few of the names sharing the prestige of your Park Imperial resort home:

GENERAL ELECTRIC  
WeatherTron  
TEXTOLITE  
U. S. STEEL  
ANACONDA COPPER  
U. S. GYPSUM  
JOHNS-MANVILLE  
ARMSTRONG FLOORS  
DUNN-EDWARDS PAINTS  
WOODALL INDUSTRIES  
FULLER GLASS  
KAISER INDUSTRIES  
DFPA  
MASONITE CORPORATION  
FOREST PRODUCTS  
ALCOA  
GOLD MEDALLION FULL HOUSEPOWER  
WEYERHAUSER  
UNITED STATES PLYWOOD  
KENNICOTT COPPER  
BRIDGEPORT BRASS  
PORTLAND CEMENT



*Paul King*

REAL ESTATE

17050 VENTURA BLVD.  
ENCINO, CALIFORNIA  
STate 8-8655 TRiangle 3-5333

PALM SPRINGS  
650 VISTA CHINO  
FA 4-1933

PALM SPRINGS  
1766 ARABY DR.  
FA 5-2322

PARK IMPERIAL/SOUTH

ESTIMATED TAX DEDUCTABILITY SCHEDULE  
(BUSINESS USE)

PLAN #400

Full Price		\$24,950.00
Appliances & Air Conditioning System	\$2,750.00	
Carpets and Draperies	<u>2,250.00</u>	5,000.00
Building Value for Depreciation		<u>\$19,950.00</u>

DEPRECIATION SCHEDULE

Building - 25 year depreciation life at 200% declining balance - 8% of Building Value		1,596.00
Carpets & Draperies - 5 year depreciation life at 200% declining balance - 40% of \$2250.00		900.00
Appliances & Air Conditioning - 10 year depreciation life at 200% declining balance - 20% of \$2750.00		550.00
Furniture - 5 year depreciation life at 200% declining balance - 40% of \$3,000		1,200.00
Anticipated First Year Depreciation		<u>\$4,246.00</u>

RECAPITULATION

First Year Depreciation	4,246.00
Ground Rental, Maintenance	720.00
Taxes	240.00
First loan interest (approximately)	1,260.00
Estimated First Year Tax Deductibility	<u>\$6,466.00</u>
Estimated Total Annual Payment including taxes	<u>2,520.00</u>
 <u>NET TAX GAIN</u>	 <u>\$3,946.00</u>

---

# **Appendix 5**

## **Garden Dining Court, Block Wall Restoration Project**

Appendix 5

Garden Dining Court

Block Wall Restoration Project

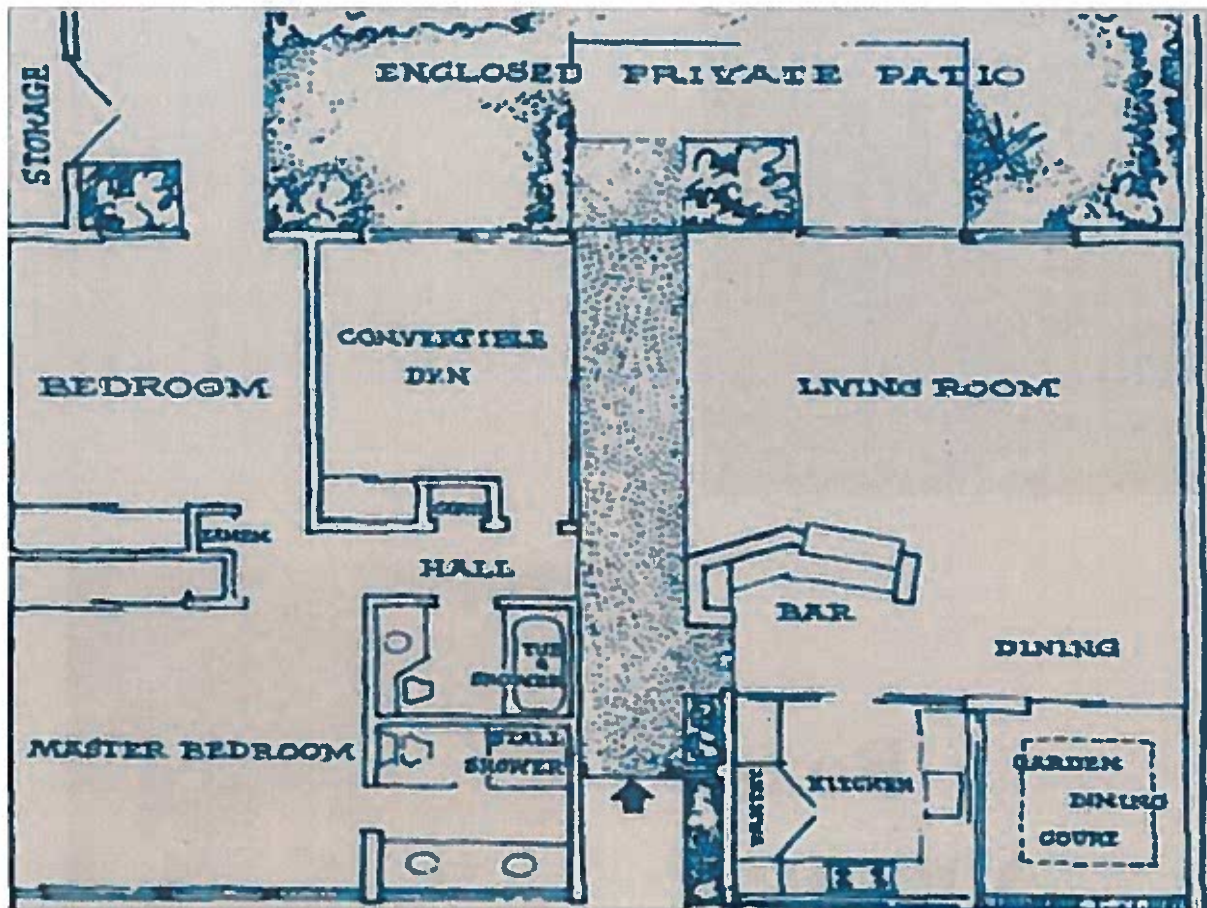
Appendix 5

Garden Dining Court

Block Wall Restoration Project

---

# Floor Plan Showing Garden Dining Court





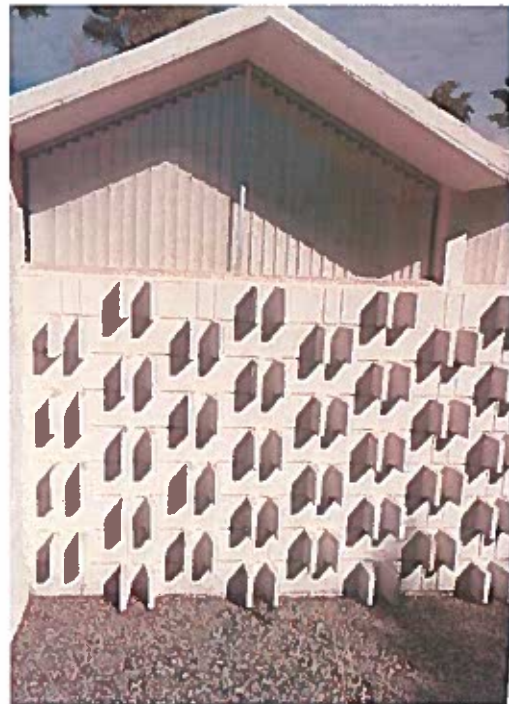
---

# Patio Enclosures



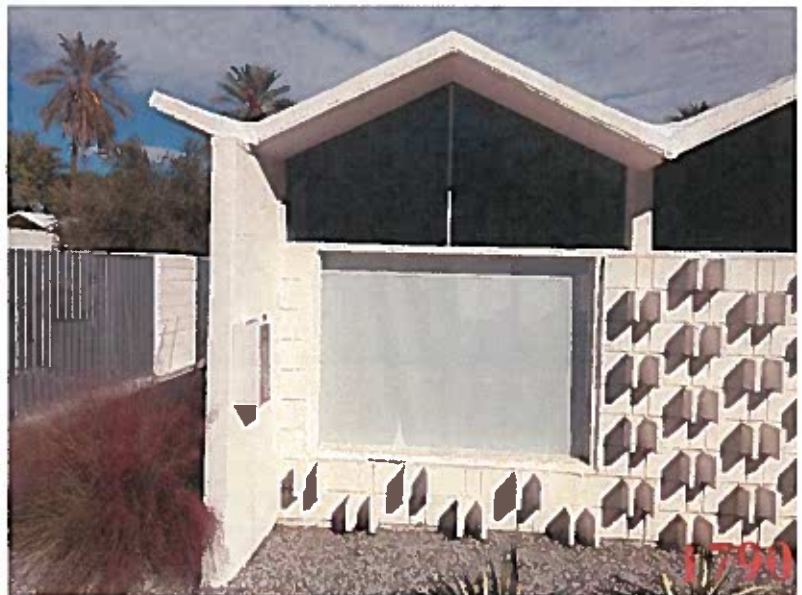
**Original**

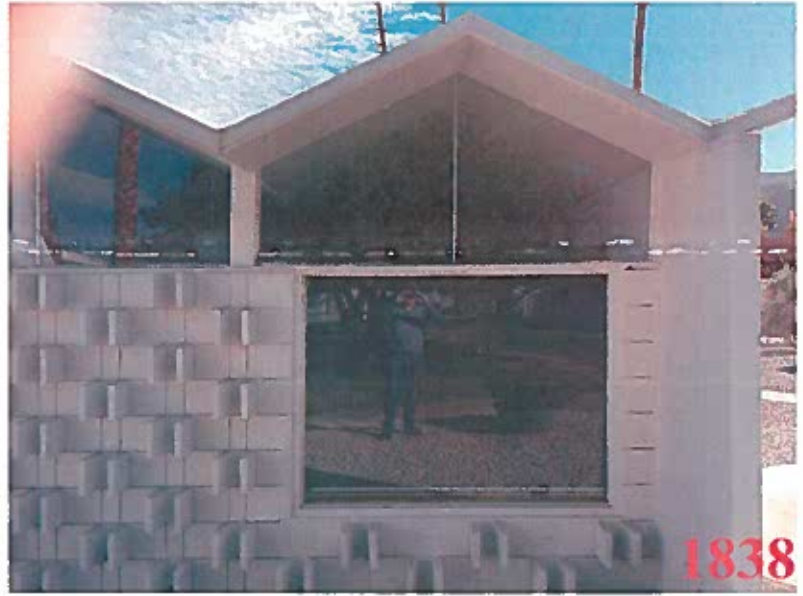
**Board  
Approved  
Restoration**













# PALM SPRINGS PRESERVATION FOUNDATION

- Welcome
- About PSPF
- Events
- Preservation Actions
- Shop
- Join
- Resources
- Contact Us
- Infotainment
- Calendar

## Park Imperial South - South Araby Road

*An early experiment in condominium living, Park Imperial South was designed by modernist architect Barry Berkus in 1960. The units are notable for their folded plate roofs, terrazzo floors and their creative use of concrete block. The original condominium design was skillfully zoned and executed with floor to ceiling windows and sliding glass doors overlooking private walled courtyards. The condominium walls facing public spaces were designed with clerestory windows sitting above decorative concrete block walls.*

### Update

On August 19, 2014 the Park Imperial South Homeowners Association advised PSPF that the 2011 PSPF grant had inspired the restoration of walls in three other units in the complex. Additionally, indications are that other unit owners may likewise restore walls that have been unsympathetically modified.

In November 2011, the Park Imperial South Homeowners Association (PISHOA) announced that it had successfully completed the work funded by a PSPF grant for the reconstruction of a decorative concrete block wall at one of its condominium units. Homeowners association president Jimmy Verrett applauded PSPF's assistance in this effort and hopes that the successful completion of this demonstration project will "spur enthusiasm for the reconstruction of the remaining walls and the restoration of Berkus' original vision."

Architect Barry Berkus' commented on the successful completion of the grant as follows.

*"I am proud of the many ways you [the homeowners association and owners] are sustaining the original thoughts that make Park Imperial [South] unique in its being. It is seldom that a group of owners in a project of your size will take as much time and care in revisiting the original architectural fabric."*

The reconstructed concrete block wall can be seen from South Araby Drive.

### Background

On February 14, 2011 PSPF awarded a \$1,400 grant to the PISHOA to fund a demonstration project to reconstruct part of a concrete block wall at one of its condominium units hoping the PSPF-funded project would inspire and motivate other PISHOA homeowners to make similar investments (six other units have had portions of their block walls replaced with picture windows). According to PSPF board member and architect Jim Harlan, "the net effect [of these partial demolitions] has been to compromise the massing and rhythmic flow" of the architecture.



[view cart](#)

[home](#) | [mission](#) | [history](#) | [board](#) | [recognition](#) | [vintage pspf](#) | [archives](#) | [lost](#) | [then and now](#) | [successes & setbacks](#) | [tribute journals](#) | [membership](#) | [donate](#) | [get involved](#) | [our sponsors](#) | [our volunteers](#) | [for homeowners](#) | [preservation links](#) | [tax credits](#) | [other links](#) | [contact us](#) | [online booklet](#) | [calendar](#)

Copyright 2010 Palm Springs Preservation Foundation. All rights reserved. except for photographs used by permission of rights holders.  
Created by TheHford Web Development

---

# Assessor Parcels for Units with Unrestored Garden Dining Court Walls

<b>1752</b>	<b>510070003-8</b>	<b>1774</b>	<b>510070013-7</b>
<b>1756</b>	<b>510070004-9</b>	<b>1778</b>	<b>510070015-9</b>
<b>1758</b>	<b>510070005-9</b>	<b>1780</b>	<b>510070016-0</b>
<b>1760</b>	<b>510070006-1</b>	<b>1790</b>	<b>510070021-4</b>
<b>1772</b>	<b>510070012-6</b>	<b>1838</b>	<b>510070024-7</b>
		<b>1840</b>	<b>510070026-9</b>

---

---

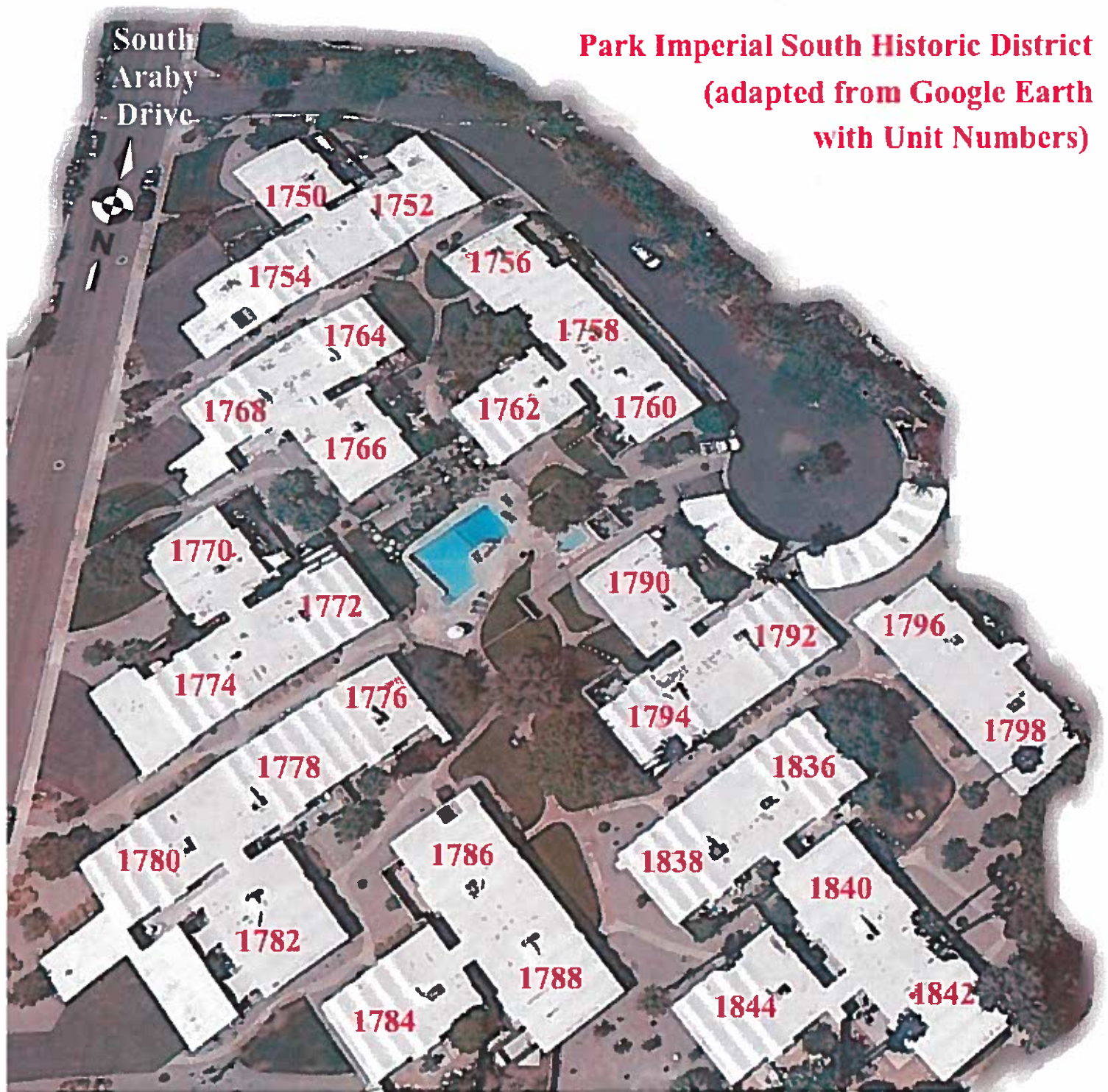
# **Appendix 6**

**All Alterations as of  
February 2016**



South  
Araby  
Drive

**Park Imperial South Historic District  
(adapted from Google Earth  
with Unit Numbers)**



# Original Jalousie Windows



**Front Door**

**Bedroom  
Window**



---

# Added Store Room



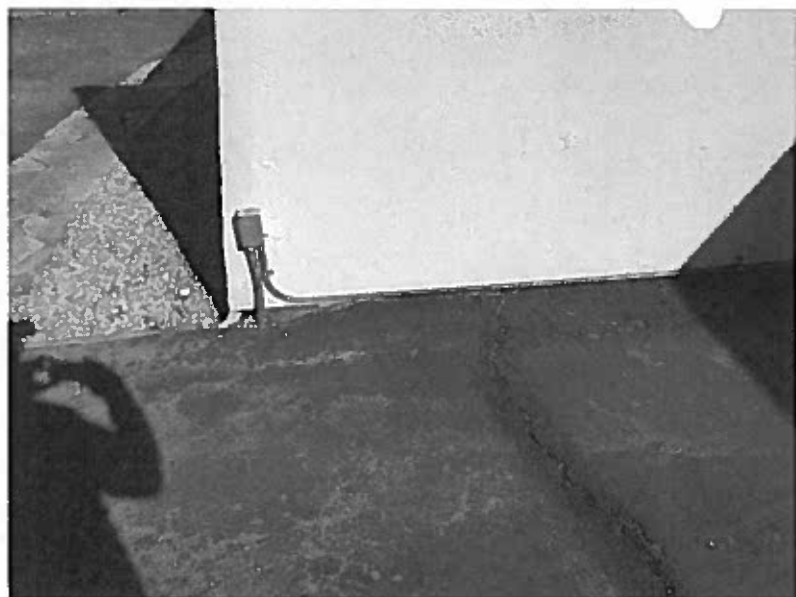
**End of Unit 1796**

---

# Carport Changes



**Lighting**

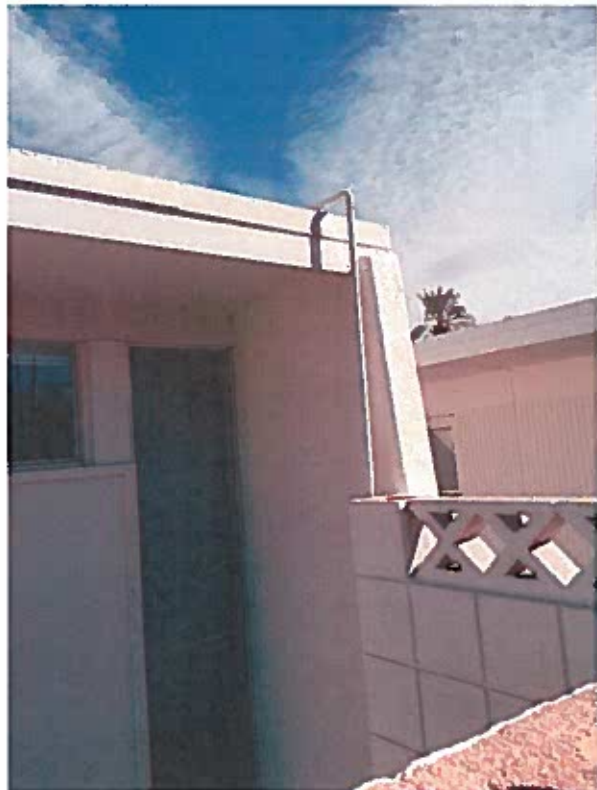


**Conduit**

# Alterations to unit **1750**



**Sidelite Changed**



**AC Drain**

# Alterations to unit **1752**



**Sidelite Changed**



**Block Removed  
Non-conforming Clerestory Window**

# Alterations to unit **1754**



**Sidelite Changed**



**Fixed Windows  
Made Operative**

**Jalousie Bedroom  
Window Removed,  
Wires**



# Alterations to unit **1756**



**Sidelite Changed**



**Block Removed**



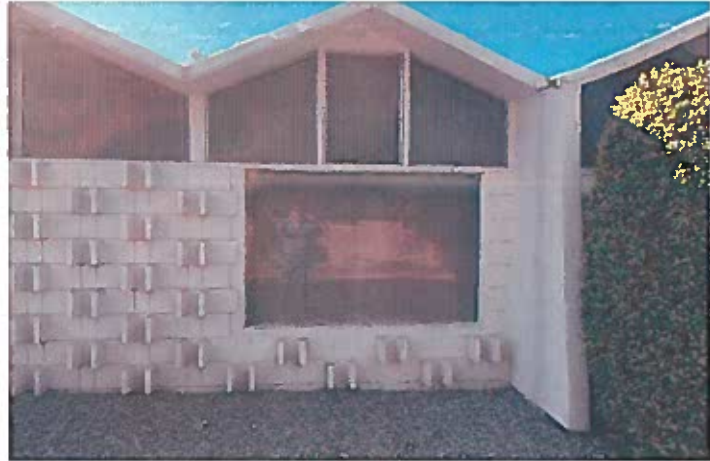
**Shades Added**



# Alterations to unit **1758**



**Sidelite Changed**



**Block Removed**



**Shades Added**

# Alterations to unit **1760**



**Conduit**



**Block Removed**

# Alterations to unit **1762**



**Sidelite Changed**



**Non-Conforming Clerestory Window**



**Wires**



**Window Added**

# Alterations to unit **1764**



**Conduit**

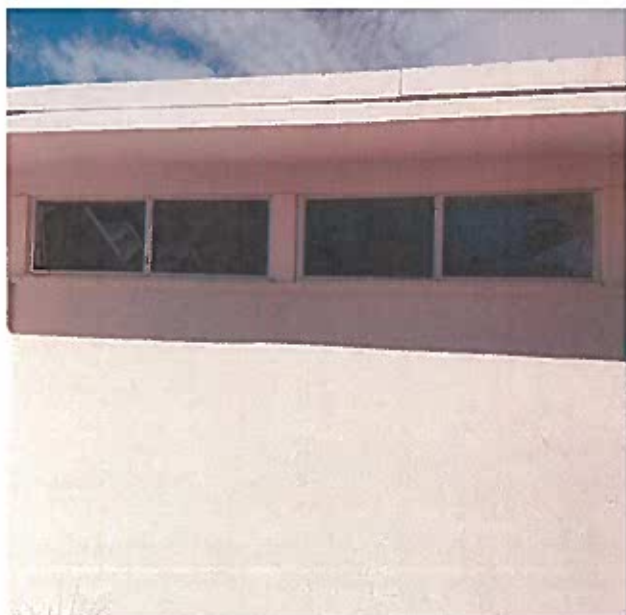
# Alterations to Unit **1766**



**Sidelite Changed**



**Sliding Door Added**



**Fixed Windows Made Operative**



**Jalousie Bedroom Window Removed**

# Alterations to unit **1768**



**Sidelite Changed**



**Clerestory Windows  
Reglazed Without Mullions**



**Roof Added Over Patio**

**(see 2nd page)**

# Alterations to unit **1768**

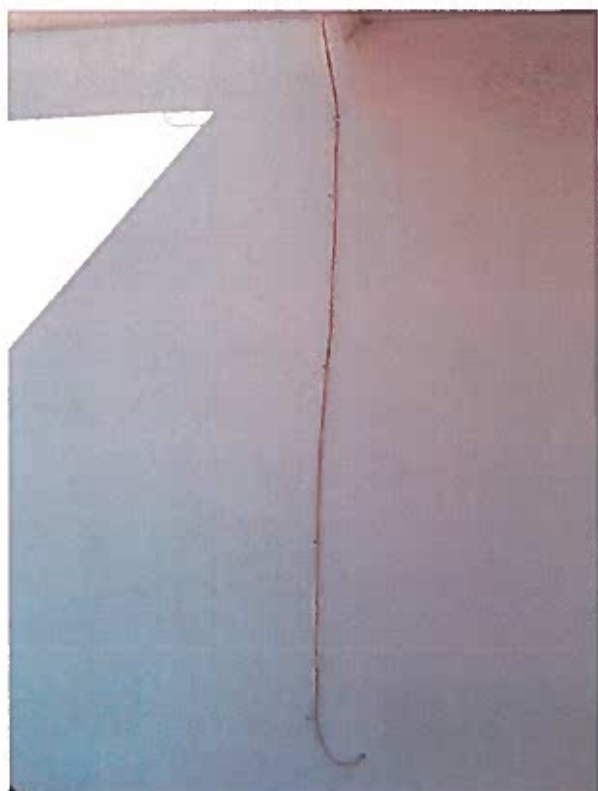
(Pg 2 of 3)



**Window Added**



**AC Drain**



**Wires**

# Alterations to unit **1768**

(Pg 3 of 3)



**Conduit**



# Alterations to unit **1770**



**Security Bars Added  
To Jalousie Windows**

# Alterations to unit **1772**



**Sidelite Changed**



**Block Removed  
Sliding Door Added**



**Wood Shades Added**



**Dryer Vent**

# Alterations to unit **1774**



**Sidelite Changed**



**Block Removed  
Non-conforming Clerestory Window**



**Dryer Vent**



**Wires**

# Alterations to unit **1776**



**Sidelite Changed**



**Clerestory Windows Reglazed  
Without Mullions**



**Bedroom Window  
Changed**



**Wiring**



**AC Drain**

# Alterations to unit **1778**



**Sidelite Changed**



**Second Access Door Added**



**Block Removed  
Non-conforming Clerestory Window**



**Wires**

# Alterations to unit **1780**



**Sidelite Changed**



**Sliding Door**



**Block Removed**

**Jalousie Bedroom Window Removed**



# Alterations to unit **1782**



**Sidelite Changed**

# Alterations to unit **1784**



**Sidelite Changed**



**Sliding Door Added**



**Wires**



**AC Drain**



**Wires**



# Alterations to unit **1786**



**Sidelite Changed**

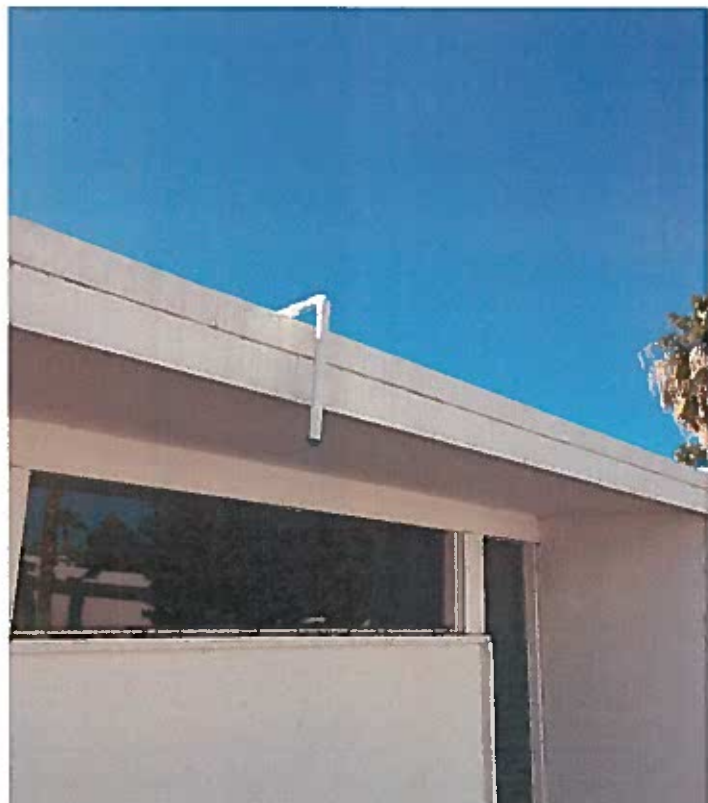


**Glass Block Inserts,  
Clerestory Windows  
Reglazed without Mullions**

# Alterations to unit **1788**



**Sidelite Changed**

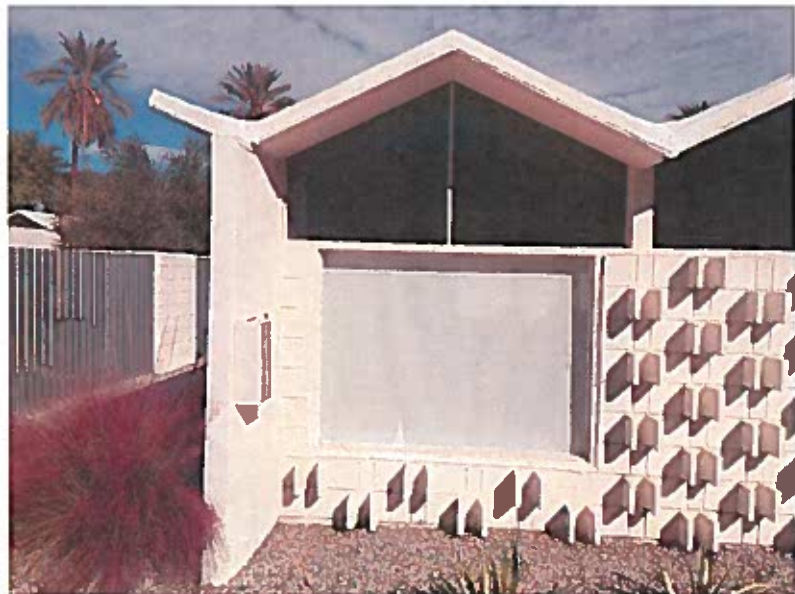


**AC Drain**

# Alterations to unit **1790**



**Sidelite Changed**



**Block Removed**

# Alterations to unit **1792**

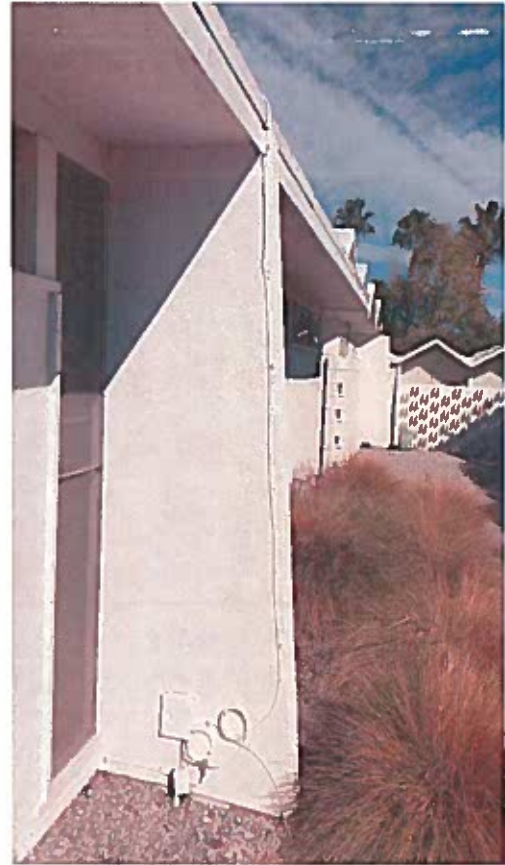


**Sidelite Changed**

# Alterations to unit **1794**



**Sidelite Changed**



**Wires**



**Window Added**

# Alterations to unit **1796**



**Sidelite Changed**



**Door to Patio  
Added**

# Alterations to unit **1798**



**Sidelite Changed**

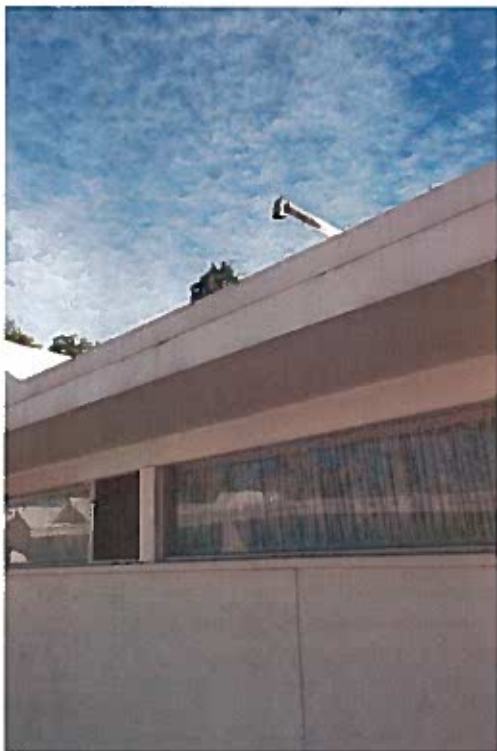


**Non-conforming Clerestory Window**

# Alterations to unit **1836**



**Sidelite Changed**



**Wire**



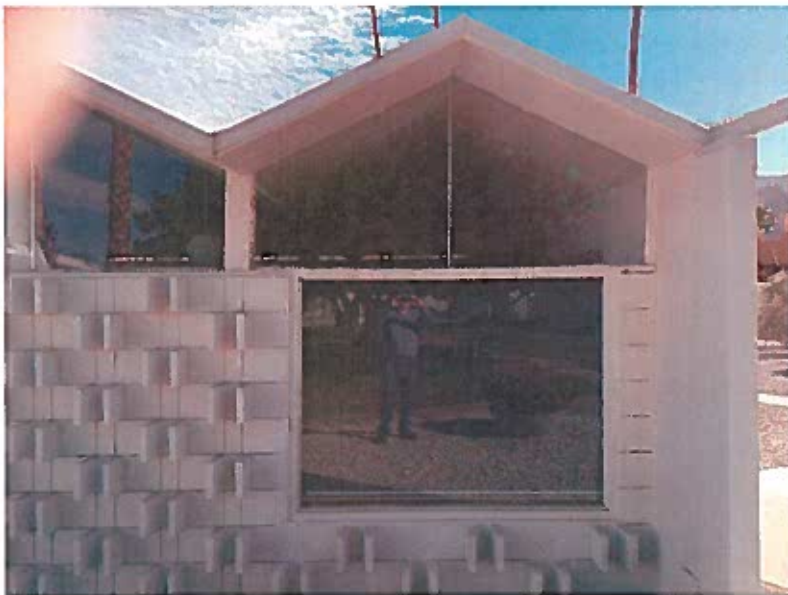
**Wire**



# Alterations to unit **1838**



**Sidelite Changed**



**Block Removed**



**Dryer Vent**

# Alterations to unit **1840**



**Sidelite Changed**



**Block Removed  
Non-conforming Clerestory Window**



**Wires**

# Alterations to unit **1842**



**Sidelite Changed**



**Conduit**



**Window Added**

**Wires**



# Alterations to unit **1844**



**Sidelite Changed**



**Non-conforming Clerestory Window**