



# CITY OF PALM SPRINGS

## DEPARTMENT OF PLANNING SERVICES

### MEMORANDUM

**Date:** April 11, 2016  
**To:** The Historic Site Preservation Board  
**From:** Ken Lyon, RA, Associate Planner *Ken Lyon*  
**Subject:** 2203 Southridge Drive "The Steve McQueen Residence"

At the request of the board chair, the subject site has been placed on the agenda for the April 2017 HSPB meeting for discussion. The property was listed on the draft 2015 Citywide Historic Resource Inventory. The survey forms, photos from the internet, and data from the City databases are included here for the board's consideration. As can be seen in the aerial image below, it is adjacent to the Arthur Elrod House. The house's design is attributed to architect Hugh M. Kaptur.



Page 1	Page 2	Page 3	Bld Pmts	Case #	Eng #	Overlays	Restrictions	Streets	Zones	FEMA
Address	2203	SOUTHBRIDGE DRIVE		Unit No.						
Zone	R1A	Sec/Ts/Rang	25/4/4	Assrs Parcel	510-250-034					
Lot No.	3	Block No.	-	Tract Name/No	2082					
Overlay Zone	-	Case No.		Lot Area	19995					
Land Use		Const Type	VN	Fee Area	TAG					
Bldg Sq Ft	4440	Date Built	12/18/1962	Bldg Code	S					
General Plan	L2	Fixture Unit		Ownership						
Lot Dim	IRR	FEMA Zone	C	Sewer	02					
Restrictions		# of Units	0	Historic Des	0					

Navigation: [Back] [Forward] [Home] [Print] [Refresh] [Reports] [Order] [Exit] [View]

Attachments: Survey Form, Photos, Data sheet from Digital Maps.

**Property Detail Report for:**



**2203 SOUTHRIDGE DR, PALM SPRINGS, CA, 92264-4961**

**Owner Information:**

Owner Name: **LLOYDS BANK PLC**  
 Mailing Address: **...**  
 Vesting Code:

Phone Number:

**Location Information:**

Legal Description: **1.00 ACRES IN POR PARS 1 & 2 RS 038/073**  
 County: **RIVERSIDE** FIPS Code: **06065** Census Trct/Blk: **044807 / 1**  
 APN: **510-250-034** Alternative APN: Map Ref:  
 TwnsHP-Rnge-Sect: **--** Legal Book/Page: Tract No:  
 Legal Lot: **1,2** Legal Block:  
 Subdivison:

**Last Market Sale Information:**

Sale Date:	<b>10/28/2005</b>	Sale Price:	<b>\$2,500,000</b>	1 <sup>st</sup> Mtg Amount:	<b>\$</b>
Sale Doc No:	<b>2005-0896218</b>	Price Per SqFt:	<b>\$556</b>	1 <sup>st</sup> Mtg Int Type:	
Transfer Doc No:	<b>2016-0200794</b>	Price Per Acre:	<b>\$2,500,000</b>	2 <sup>nd</sup> Mtg Amount:	<b>\$</b>
1 <sup>st</sup> Mtg Doc No:				2 <sup>nd</sup> Mtg Int Type:	
Sale Type:	<b>FULL AMOUNT COMPUTED</b>				
Deed Type:	<b>GRANT DEED/DEED OF TRUST</b>				
Title Company:	<b>SOUTHLAND TITLE INLAND EMPIR</b>				
Lender:					
Seller Name:	<b>MILLER, CATHY METZ; THE JEROME L &amp; BARBARA H METZ 1985 DECLA</b>				

**Property Characteristics:**

Building Area:	<b>4,493</b>	Total Rooms:		Construction:	
Living Area:	<b>4,493</b>	Bedrooms:	<b>4</b>	Heat Type:	<b>CENTRAL</b>
Garage Area:		Baths:	<b>4</b>	Air Cond:	<b>CENTRAL</b>
Basement Area:		Fireplace:		Roof Type:	
Parking Type:		No of Stories:	<b>2</b>	Roof Material:	<b>GRAVEL/ROCK</b>
Yr Built/Effective:	<b>1964 /</b>	Quality:		Style:	
Pool Code:					

**Tax and Value Information:**

Assessed Value:	<b>\$1,914,151</b>	Assessed Year:		Est Market Val:	<b>\$2,456,500</b>
Land Value:	<b>\$485,964</b>	Property Tax:	<b>\$23,727</b>	Assessor Appd Val:	
Improvement Value:	<b>\$1,428,187</b>	Improvement %:	<b>74.61</b>	Tax Exemption:	

**Site Information:**

Assessor Acres:	<b>1</b>	Zoning:	<b>R1A</b>	Land Use Code:	<b>163</b>
Assessor Lot SqFt:	<b>43,560</b>	No of Buildings:		Land Use Desc:	<b>SFR</b>
Lot W/D:	<b>/</b>	Res/Comm Units:	<b>1</b>	County Use Code:	<b>R1</b>
Calculated Acres:	<b>1.0864</b>	Sewer Type:			
Calculated Lot SqFt:	<b>47,324</b>	Water Type:			

APN

510250034

Additional APNs

ID

745

Address 2203

Direction

Prefi

Stree Southridge

Suffix Dr

Location

Historic Photo

Field Photo(s)

1 of 1

click on picture to see next one.



Historic Photo Source

\00\_ForData

Date 2015-2016

328 2-14 Historic Resource Inventory\2016 09 12 Final Draft ALL DOCS FONTS\01 Database\100\_Ford;

Period of Significance 1968 Criterion C/3/4, 5

Context Architectural Styles & Local Practitioners

Theme Post-World War II Modernism

Sub-theme Mid-century Modern

National Register

Statement of Significance

This property may be significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Hugh Kaptur. Ho private street and is not fully visible from the public right-of-way. Therefore additional information about its integrity is needed to complete the evaluation.

however it is located on a

- Unknown/not visible
- No major alterations
- Extensively altered
- Addition to primary facade
- Addition to rear/side facade
- Addition to upper story
- Roof cladding replaced (incompatible material)
- Wall cladding replaced
- Porch altered or enclosed
- Door (primary) replaced
- Chimney altered
- Chimney added
- Chimney removed
- Windows replaced - all
- Windows replaced - some
- Balcony added
- Carport added
- Carport altered or enclosed
- Garage added
- Decorative elements added
- Decorative elements removed

**Resources Present**

- Building
- Structure
- Object
- Site
- District
- Other

**ADDITIONAL ALTERATIONS**

Private road; not accessible or visible from public right-of-way; no known major alterations

HSPB No.

**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1964  
Date from Research 1968  
Date Source Palm Springs Life  
Architect  
Kaptur, Hugh M.  
Architect Source  
Builder

Original Owner  
Morris, Edwin H.  
Other Owner(s)  
McQueen, Steve  
Historic Name  
Common Name  
Morris Residence

**RESOURCE INFORMATION**

Original Use  
Single-family residence  
Current Use  
Single-family residence  
Resource Attribute  
HP2. Single family property  
Tract/Neighborhood Southridge  
 Located in a District?  
District Name

Architectural Style Mid-century Modern

Additional Style



















