



CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: May 9, 2017

To: The Historic Site Preservation Board

From: Ken Lyon, RA, Associate Planner *Kenly*

Subject: Case HSPB #107 – Application by PSPF for Class 1 historic site designation of “The Carl Haymond Residence” located at 1415 North Camino Centro. – Submittal of the Historic Resources Report.

On April 5, 2017, the Palm Springs Preservation Foundation submitted an application for Class 1 historic site designation for the above-noted site. Attached please find the historic resources report dated April, 2017 for your review.



1415 NORTH CAMINO CENTRO

RECOMMENDATION:

1. Receive the historic resources report dated April, 2017.
2. Direct staff to arrange site visits for the board members.
3. Direct staff to prepare a noticed public hearing of the HSPB to consider the application.

**Mr. & Mrs. Carl E.
Haymond Residence**

**1415 North Camino Centro
Palm Springs, CA 92262**

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

RECEIVED

APR 05 2017

**PLANNING SERVICES
DEPARTMENT**



Prepared by

Ron & Barbara Marshall

for the

Palm Springs Preservation Foundation

April 2017

Acknowledgements

*The authors would like to thank
the following individuals and organizations for
their professional expertise and/or editing assistance:*

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Jim Harlan

Orange Coast Title Company of Southern California

Palm Springs Historical Society

**Front cover: The Mr. & Mrs. Carl E. Haymond Residence.
(Courtesy Bill Stewart)**

Mr. & Mrs. Carl E. Haymond Residence

CLASS 1 HISTORIC SITE NOMINATION

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INTRODUCTION

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

In March of 2017, the PSPF board of directors, in consultation with the owner of the Mr. & Mrs. Carl E. Haymond Residence, assigned the task of writing the residence’s Class 1 Historic Site nomination to board members Ron & Barbara Marshall.

The Owner’s Letter of Support is at Appendix I.

EXECUTIVE SUMMARY

SIGNIFICANCE: The Mr. & Mrs. Carl E. Haymond Residence (hereinafter referred to as the “Haymond Residence”) located at 1415 North Camino Centro in Palm Springs, finished construction in 1964. Building permit #B5642 of May 17, 1963 describes the work as a “7 Room Frame & Stucco Dwelling [a] 2 car garage [and] Compo[sition] Roof.” Designed by the architectural firm of Frey & Chambers, and built by H. M. “Mike” Eversz, the Haymond Residence is an important example of a custom modernist structure and it exhibits numerous stylistic features that place it within the historic context of Palm Springs’ modern period.

DESIGNATION CRITERIA: The Haymond Residence has not previously been evaluated for Class 1 Historic Site eligibility, but it is included on the draft 2015 Citywide Historic Resources Inventory.

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

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

8.05.020 (a) paragraphs 3, 4 & 5 - *Design/Construction*: The Haymond Residence is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the modernist style including lack of adornment, a flat roof, use of mass-produced materials (like aluminum grille units), man-made materials suitable to the harsh desert environment (including aluminum, steel, glass and concrete), deep eaves to moderate the solar heat and an architectural design that blurs the line between the indoors and outdoors. As a custom residence skillfully designed by Frey & Chambers, it rises to the level of work by master architects with high artistic values. *Therefore, for its distinctive characteristics, as the work of Master architects, and for its high artistic values, the residence qualifies as a Class 1 Historic Site under Criteria 3, 4 and 5.*

SUMMARY: This evaluation finds the Haymond Residence eligible for listing as a Palm Springs Historic Site under 8.05.020 (a) paragraphs 1, 3, 4 and 5 of the local ordinance’s seven criteria. Additionally, the Haymond Residence retains a “high degree” of integrity (see Section 7, “Integrity Analysis”).



CITY OF PALM SPRINGS

Department of
Planning Services
3200 East Tahquitz Canyon Way, Palm
Springs, CA 92262
Telephone: 760-323-8245
Fax: 760-322-8360

HISTORIC SITE DESIGNATION

The City of Palm Springs allows for the local designation of historic buildings, sites or districts within the City (Section 8.05 of the Palm Springs Municipal Code.) This application packet is to be completed in order to request a historic designation. For additional information, please contact the Department of Planning Services at 760-323-8245 or planning@palmspringsca.gov.

APPLICATION

The completed application and required materials may be submitted to the Department of Planning Services. The submittal will be given a cursory check and will be accepted for filing only if the basic requirements have been met. A case planner will be assigned to the project and will be responsible for a detailed review of the application and all exhibits to ensure that all required information is adequate and accurate. Incomplete applications due to missing or inadequate information will not be accepted for filing. Applicants may be asked to attend scheduled meetings pertaining to their project. These will include the Historic Site Preservation Board (HSPB) and the City Council.

HISTORIC SITE PRESERVATION BOARD (HSPB)

Once the application has been determined to be complete, the HSPB will review the application to determine whether the site meets the minimum qualifications for designation pursuant to Chapter 8.05 of the Palm Springs Municipal Code. If such determination is made, a public hearing will be scheduled for a future meeting.

A public hearing will be held by the HSPB to receive testimony from all interested persons concerning the Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the HSPB will make a recommendation to the City Council. Notice will be provided as indicated below.

CITY COUNCIL

After receiving the recommendation of the Historic Site Preservation Board, a public hearing will be held by the City Council to receive testimony from all interested persons concerning the requested Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the City Council will then conditionally approve, deny, or approve the application as submitted. The City Council's decision on the application is final.

NOTIFICATION

Prior to consideration of the application by the HSPB and the City Council, a notice of public hearing for an Historic Site Designation request will be mailed to all property owners within 400 feet of the subject property a minimum of ten (10) days prior to the hearing dates.



Office Use Only

Date:
Case No.
HSPB No.
Planner:

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

HISTORIC SITE DESIGNATION APPLICATION

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 until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designations, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- "How to Complete National Register of Historic Places Registration Form" (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- "How to Apply the National Register Criteria for Evaluation" (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

1. Property Information

Historic name: Mr. & Mrs. Carl E. Haymond Residence
 Other names: Not applicable
 Address: 1415 North Camino Centro, Palm Springs, CA 92262 (early city permits cite the address as 1355 Camino Centro)
 Assessor Parcel Number: 505192008-2 (See Appendix II)
 Owner Name: William F. Stewart
 Owner's Address: 1415 North Camino Centro
 City: Palm Springs State: CA Zip: 92262
 Telephone: (404) 372-6125
 Fax number: Not applicable
 E-mail address: billstewart54@gmail.com

2. Classifications

Ownership of Property. Fill as many boxes as apply.

- Private
- Public - Local
- Public - State
- Public - Federal

Category of Property. Fill only one box.

- Building (Note can include site)
- District
- Site (Exclusive of Structures)
- Structure
- Object

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Non-contributing	
1		Buildings
		Sites
1 (pool)	4*	Structures (*walls & gates, fountain, grill and spa)
		Objects
1	4	Total

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".
N/A.

3. Use or Function

Historic Use or Function: Private residence

Current Use or Function: Private residence

4. Description

Architect: Frey & Chambers

Construction Date and Source: January 2, 1964 (as indicated on the "As Built" blueprints)

Architectural Classification: International Style - Desert Regional Variation

Construction Materials:

Foundation:	Concrete slab on grade	Roof:	Composition
Walls:	Frame wood construction covered with stucco	Other:	N/A

Building Description: *Attach a description of the Building/Site/District, including all character defining features, on one or more additional sheets. A thumb drive, containing detailed photographic information about the Haymond Residence's exterior, etc., is provided with this nomination.*

5. Criteria (Fill all boxes that apply for the criteria qualifying the property for listing.)

Events

(1) Fill this box if the property is associated with events that have made a significant contribution to the broad patterns of our history.

Persons

(2) Fill this box if the property is associated with the lives of persons significant in our past.

Architecture

(3) Fill this box if the property reflects or exemplifies a particular period of national, State or local history, or

(4) Fill this box if the property embodies the distinctive characteristics of a type, period, or method of construction, or

(5) Fill this box if the property represents the work of a master, or possesses high artistic values, or

(6) Fill this box if the property represents a significant and distinguishable entity whose components lack individual distinction.

Archeology

(7) Fill this box if the property has yielded, or is likely to yield information important in prehistory or history.

Other Criteria Considerations (Check all the boxes that apply.)

- the property is owned by a religious institution or used for religious purposes
- the property has been removed from its original location
- the property is a birthplace
- the property is a grave or cemetery
- the property is a reconstructed building, object, or structure
- the property is commemorative
- the property is less than 50 years of age or has achieved significance within the past 50 years

6. Statement of Significance

Summary

The Haymond Residence, located at 1415 North Camino Centro, was constructed on Lot 9, Block L, of Las Palmas Estates, in 1964 (see the grant deed in Appendix III).

First Owners, Mr. & Mrs. Carl E. Haymond

Carl E. Haymond was the chief operator of the *Seattle Post-Intelligencer* station KFC, Seattle's second radio station. When radio station KFC closed, he went on to operate station KDZE (later KFOA), also known as the Rhodes Department Store broadcasting station.

SCHEDULE		THE RHODES CO. Department Store Arcade Square Seattle Washington	STAFF	
Mon.	8:30 p.m.		Carl E. Haymond <i>Announcer & Operator</i>	Wm. E. Jones <i>Program Director</i>
Tues.				H. P. Morgan <i>Electrician</i>
Wed.	8:30 p.m.			
Thur.				
Fri.	12:30 p.m. 8:30 p.m.			
Sat.	2:00 p.m.			

Class B. **500 Watts** **455 Meters** **659 K. C.**

In this vintage image of a "listener response card" for radio station KDZE (one of Seattle's first radio stations), Carl E. Haymond is pictured in the center oval with the initials CEH.

In 1926, Haymond mortgaged his home to buy radio station KMO in Tacoma and ran it until 1954; he also started one of the area's first TV stations, KMO-TV. In 1929, he bought radio station KFEC and changed the call letters to KIT. Though originally licensed in Portland, Haymond moved KIT to nearby Yakima (which had no station) believing it would be more profitable and better serve the community.



OWNER--GENERAL MANAGER

CARL E. HAYMOND, owner and general manager of KMO is a native of Geneva, Iowa and a graduate of Cornell, Class of '17. Mr. Haymond has continuously been identified with radio since 1918 and has installed and operated many radio stations on the Pacific coast including Alaska's first station at Ketchikan. He is also the owner and manager of KIT at Yakima. He says that his ambition is, "to do a better job of broadcasting." He is married and has a son attending Cal. Tech.

This photograph of Carl Haymond appeared in a circa 1943 KMO pamphlet entitled "Radio at War."

Local Records. One of the earliest mentions of Carl E. Haymond and his wife Margaret in the local media can be found in the April 12, 1935 edition of the *Desert Sun* newspaper. The paper reports them as having stayed "several days" at the Arenas Lodge and Haymond is identified as the "owner and manager of KMO radio station in Tacoma, Washington." The next mention doesn't appear until 1939 (reporting their stay at La Serena Cottages). Thereafter, the Haymonds appeared in the local media with increasing frequency. In 1940, Carl is mentioned as being registered for the Palm Springs Invitational Golf Tournament at the O'Donnell Golf Club. In 1942, he is recruited to serve on the central committee of the newly formed "Palm Springs Home Owners Representative Committee," along with local notables Mrs. Francis Crocker and John Hamrick (the impetus for the formation of the committee was to oppose a city-sponsored tax increase).

Both Carl and Margaret supported the WWII homefront effort (their son Dexter served in the Army Signal Corps). Margaret assisted the local Palm Springs area Red Cross committee and Carl collected monies for the Red Cross War Fund. In a February 1944 *Desert Sun* article reporting on activities at the famous Desert Inn, Carl is identified as a "local prominent golfer and winter resident."



PALM SPRINGS GIVEN—George Strebe presents Carl Haymond with a check for \$1100, the contribution of theater patrons to the Red Cross War Fund which netted more than \$10,000 in Palm Springs in the recent drive.

This photograph of George Strebe and Carl Haymond appeared in the April 16, 1943 edition of the *Desert Sun* newspaper.

In May of 1946, Carl was elected to the Palm Springs Chamber of Commerce along with such local notables as Earl Coffman, Francis Crocker, Ruth Hardy, Harold Hicks and Carl Lykken.



JUST RESTING—Senator Harry Cain, right, takes Village Time. He's shown here, right, relaxing in the sun at the home of his best friend, Mr. and Mrs. Carl Haymond. Left to right above, Mrs. Cain, Mr. Haymond, Mrs. Haymond and the newly-elected senator. (Gayle Studio Sun Photo.)

The November 26, 1946 edition of the *Desert Sun* newspaper shows Carl and Margaret Haymond socializing with Harry and Marjorie Cain. The Haymonds (who knew the Cains from Tacoma) were hosting them at their Palm Springs home. The photograph was taken just after the newly-elected Senator Cain's bruising 1946 political campaign. Cain (who was known to his friends as "Hurricane") served as the Republican senator from Washington state from 1946-1953.

In January of 1955, Carl won the inaugural Palm Springs Desert Senior Golf Tournament. The 54-hole tournament was played on three consecutive days at the O'Donnell Golf Club, the Tamarisk Golf Club and finally at the Thunderbird Country Club (where Haymond shot a 75 in the final round).

The *Bakersfield Californian* newspaper reported that Carl E. Haymond died on January 19, 1977, at the age of 80.

Local telephone directory home addresses associated with Carl and Margaret Haymond include: from the 1941 directory Camino del Norte (no street number); from the 1941/42 directory 1410 Camino del Mirasol; from the 1943, 1944, 1944/45, 1945, 1946, 1946/47, 1947, 1947/48 directories 591 West Stevens Road; from the 1951, 1952, 1953, 1954 and 1955 directories 350 Camino Del Sur; from the 1961, 1962 and 1963 directories 1369 [South] Calle De Maria; and from the 1964, 1965, 1966 and 1967 directories 1415 Camino Centro.

While the Haymonds were prominent and philanthropic individuals, they do not rise to the level of having made a “meaningful contribution” to the local history. Accordingly, additional research on the Haymonds was deemed of limited value since Criterion 2 of the local code (which recognizes properties “associated with the lives of persons who made a meaningful contribution to the national, state or local history”) is not asserted in this nomination.

Additional Owners

Primary sources show the chain of ownership for Lot 9, Block L, of Las Palmas Estates (which eventually became 1415 North Camino Centro) as follows:

<u>Date</u>	<u>Owner(s)</u>
Date unavailable	Charles McManus ¹
October 26, 1942	George McManus ¹
Date unavailable	Earle C. Anthony
May 3, 1955	Security First National Bank of Los Angeles ²
December 13, 1961	Rose Rose ³
January 28, 1963	Carl E. & Margaret Haymond ⁴
April 24, 1967	Raymond A. Fager
April 7, 1979	Raymond A. Fager Revocable Trust
September 19, 1991	Philip E. Murphy & Robert G. McCracken, II
September 22, 1998	Paul E. Shepard
November 12, 1998	Paul E. Shepard & Daniel C. Hall
December 17, 2004	James Randall McGinnis
April 19, 2010	Mary Gail Croft
April 5, 2016	William F. Stewart (current owner)

Notes:
¹ Included "All of lots 8 and 9, Block L, of Las Palmas Estates..."
² Included "All of Lots six (6), eleven (11), seven (7), ten (10), eight (8) and nine (9) of Las Palmas Estates..."
³ Included "Lots 6, 7, 8, 9, 10 and 11 in Block "L" of Las Palmas Estates..."
⁴ Included "LOT 9 BLOCK L of LAS PALMAS ESTATES..."

The Architects

The architectural firm of Frey & Chambers designed the Haymond Residence. As shown on the blueprint title block, in 1964 the firm was located at 879 North Palm Canyon Drive. The principals of the firm, architects Albert Frey and Robson Chambers, went on to have long and distinguished careers.

HOUSE FOR MR. & MRS. CARL E. HAYMOND LOT 9, BLOCK L, LAS PALMAS ESTATES PALM SPRINGS, CALIFORNIA	INDEX 633 DATE 4-1-63 REVISED ① 6-5-63 AS BUILT 1-2-64 DRAWN BY R SM CHECKED BY RC
FREY & CHAMBERS, ARCHITECTS 379 NORTH PALM CANYON DRIVE PALM SPRINGS, CALIFORNIA AIA	6

Title block for the Haymond Residence.

There is abundant information about architect Albert Frey (including Joseph Rosa's 160-page book *Albert Frey, Architect*) and he designed many projects that have been placed on the National Register of Historic Places. Hence, he can reasonably be considered a "master architect." Appendix IV is Frey's obituary which appeared in the November 17, 1998 edition of the *Los Angeles Times* newspaper. It provides an interesting overview of Frey's career and some explanation of his design philosophy. While architect Robson Chambers is less well-known, he was considered a very talented architect by his peers and spent his later career at the University of California Santa Barbara, where he worked as the campus architect. His biography is at Appendix V.

The Builder

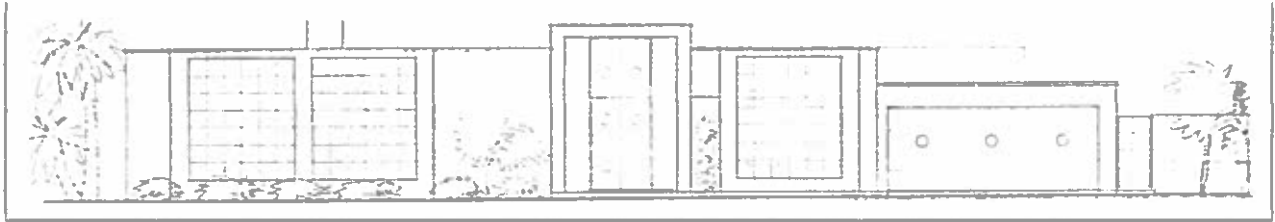
Building permit #B5642 (issued on May 17, 1963) identifies H. M. "Bill" Eversz as the contractor for the Haymond Residence. Eversz was involved in many high-profile projects and is credited as the general contractor for President Eisenhower's Eldorado Country Club home in the December 1, 1961 edition of the *Desert Sun* newspaper.



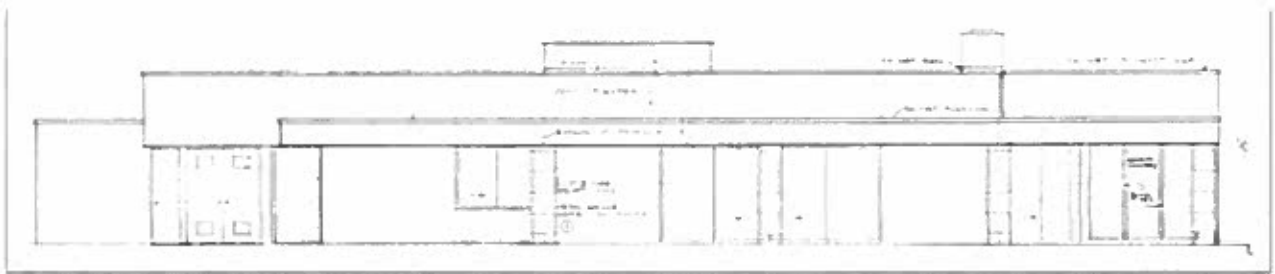
In this November 21, 1958 *Desert Sun* newspaper photograph, H. M. "Bill" Eversz (left) is identified as the "construction coordinator" for the Eldorado Country Club clubhouse. Also shown is architect William Cody (center), and Robert McCulloch (right), president of the Eldorado Country Club.

The Architecture

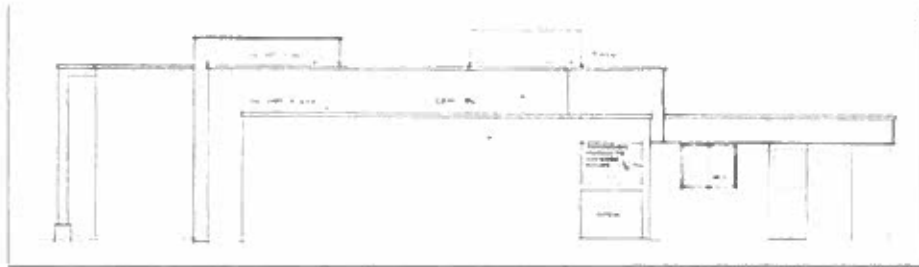
The following images are extracted from the Clark & Frey blueprints of the Haymond Residence.



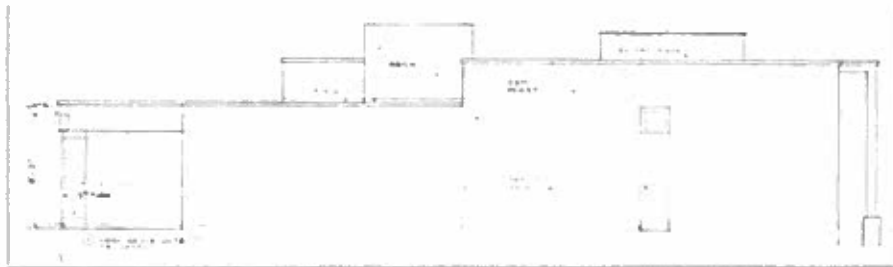
East elevation



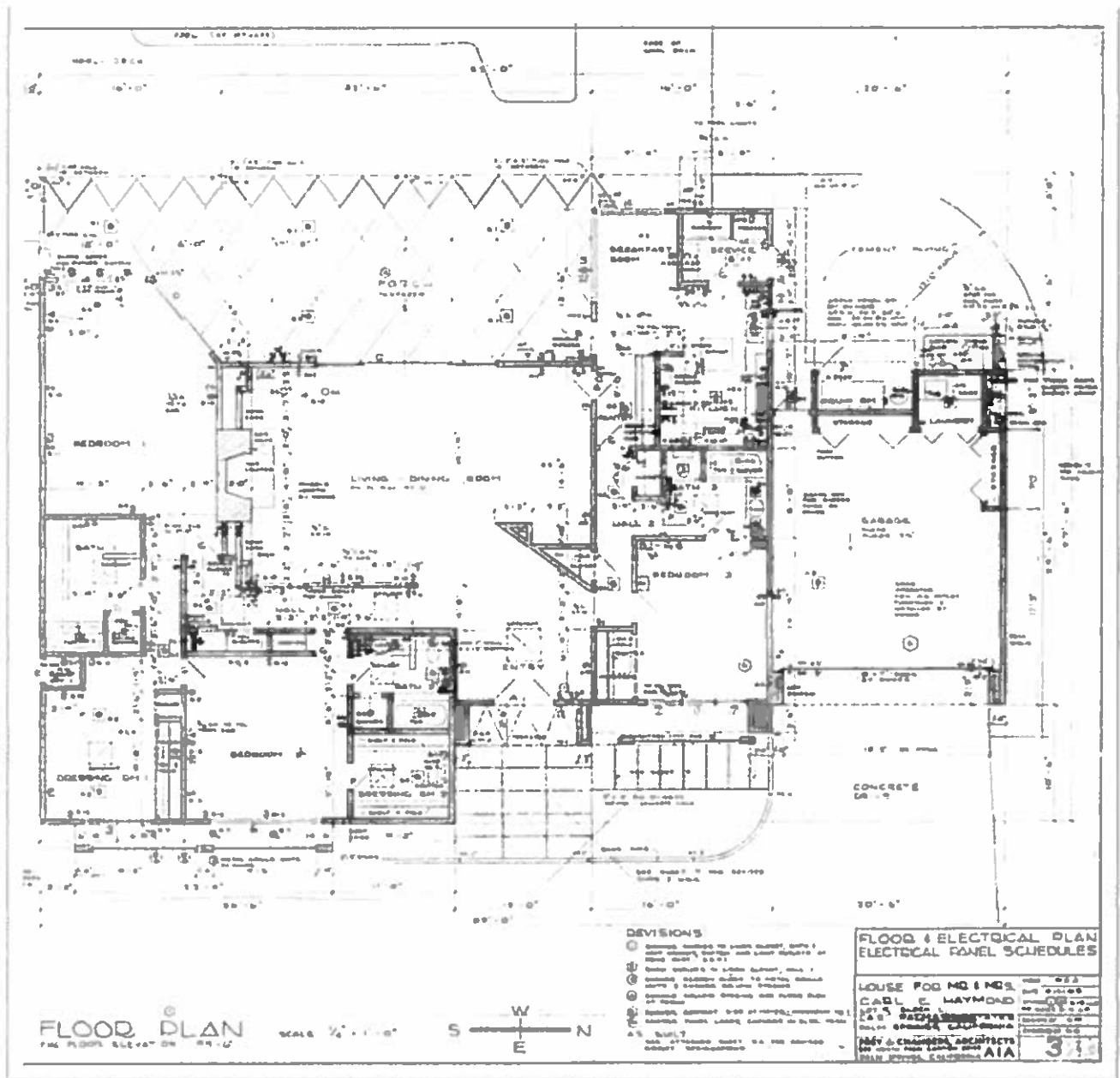
West elevation



North elevation



South elevation



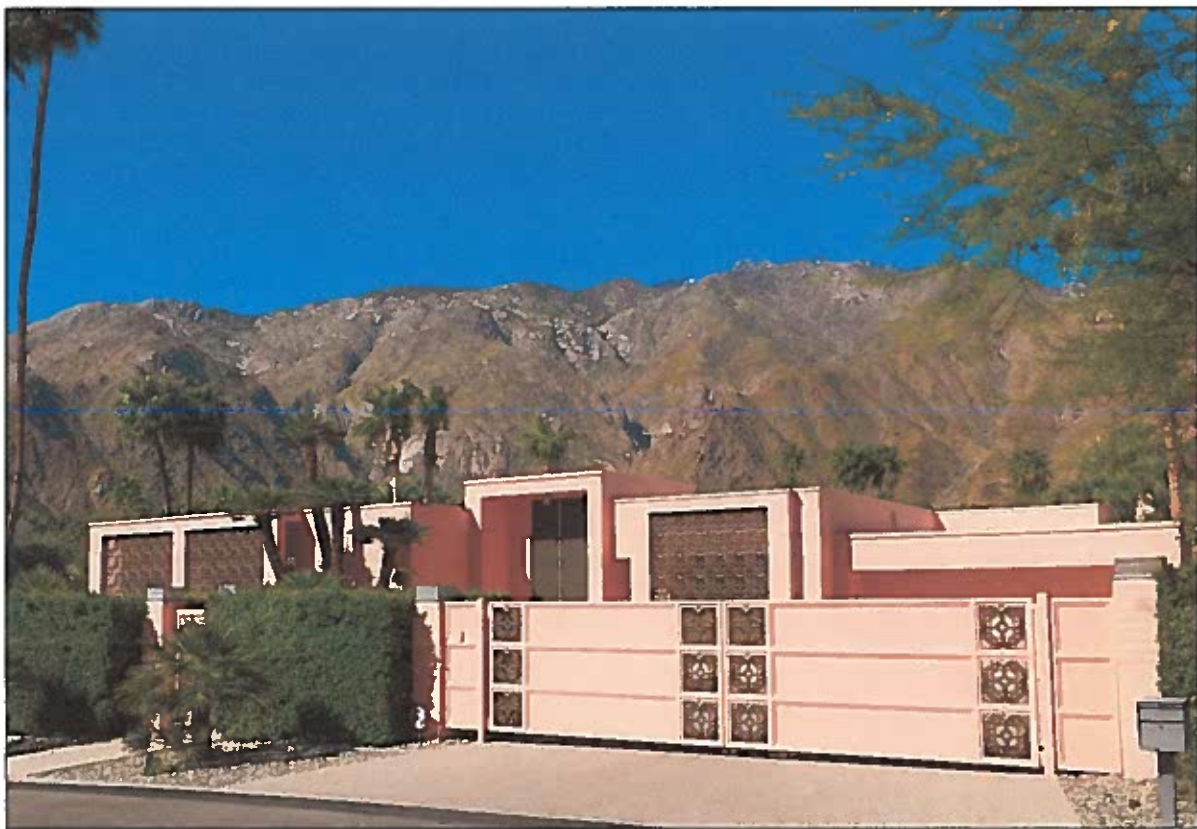
Floor Plan of the Haymond Residence.

The Haymond Residence is a single-family, three-bedroom, three-bath, 2,638 square foot structure (with 1,272 additional square feet comprising the garage and porches per permit) with a multi-level flat roof. Ceiling heights vary from over nine-feet (e.g., in the living room) to just over 8-feet (e.g., in the kitchen).

The east (street-side) façade of the residence features two large walls of cast aluminum grille units (AGUs) supported by “cement plaster” (stucco) columns and structurally braced at the roof plane. The AGUs screen the house from the morning sun and are both functional and decorative. On the west side of the residence, a loggia (an extravagant

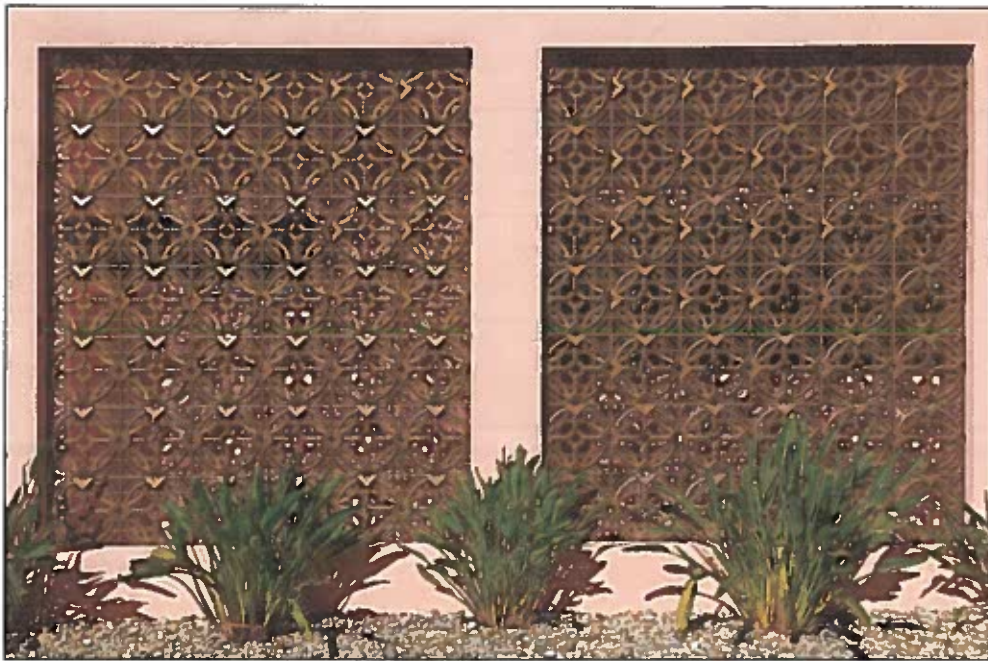
16½' deep) moderates the afternoon sun. (The loggia is called out as a "porch" on the plans.) Original jalousie windows allow the outside air to circulate throughout the house and original skylights flood the interior with light.

The AGUs, manufactured by the Tennessee Fabricating Company (TFC) of Memphis, Tennessee, are undoubtedly the most striking architectural feature and over 170 AGUs are installed throughout the Haymond Residence. (One source indicates that the AGUs were also manufactured by the Schmidt Ornamental Iron Works of Evanston, Illinois.) TFC manufactured these "design units" in two standard sizes (12"x12" and 18"x18"), and in at least three different designs, including the "Pacesetter," "Rhythm" and "Trend" patterns. The Haymond Residence uses AGUs in the Pacesetter pattern and in the larger 18"x18" size. All AGUs bear the "TFC" mark.



**This street view shows the two walls (and three arrays) of AGUs shading the residence from the morning sun. The vintage TFC AGUs in the driveway gate were recently installed by the owner.
(Courtesy Bill Stewart)**

Based on secondary sources, the AGUs were designed by Frank Lloyd Wright disciple John deKoven Hill, AIA (1920-1996), and were most famously used throughout *House Beautiful* magazine's "1960 Pace Setter" home (the historical name of the 1960 Pace Setter Home is the J. Ralph and Patricia Corbett Residence and it is located at 2501 Grandin Road, Cincinnati, Ohio). Hill, who was also the architecture editor of *House Beautiful* magazine, is credited with being the architect of the Corbett Residence in association with architects John W. Geiger and Paul L. Soderburg. Additional information about these AGUs can be found in Appendix VI.



Shown here is the larger of the two walls which consists of a pair of AGU arrays. The AGUs elegantly screen the residence from the morning sun.

Like many architect-designed homes, the residence is “well-zoned.” This translates into clearly-defined public zones (e.g., family and social areas) and private zones (e.g., sleeping areas). The entry sequence is straightforward: passing through a street-side metal gate, one walks over large concrete aggregate pavers that lead to the original white terrazzo pad (9½’x3½’). The terrazzo pad announces the entry to the residence through two imposing (eight-foot-tall) doors. Passing through the entry doors, one is faced with a diagonal wall. The orientation of the wall subtly guides one to the living room.



Entry sequence.

Palm Springs' midcentury residential architecture favors lower, ranch-style designs. This makes the rather imposing vertical massing of the Haymond Residence somewhat unusual. Aside from the AGUs, the house is largely unadorned. Like many superior examples of the modernist ethos, the Haymond Residence deftly blurs the lines between indoors and outdoors. This is achieved most notably on the west side of the residence where one passes easily from the living room, to the loggia (covered porch), to the pool area. Helping this sequence along, the terrazzo floor flows effortlessly from the indoors



This image shows numerous features on the west side of the residence, including the shade created by the deep loggia, structural supports adorned with AGUs, and the sawtooth edge of the original terrazzo.



The pool is called out as a “contributing structure” in this nomination.

to outdoors and ends in a clever transitional sawtooth design that abuts the pool area. Five of the loggia's structural supports (which consist of pairs of 2"x2" steel "tube columns") are adorned with AGUs. This carries the strong design aesthetic of the AGUs to the back of the residence. The atypically-shaped pool creates visual interest and is skillfully sited to compliment the undulating geometry of the residence.

In summary, the Haymond Residence exhibits many features which place it solidly within the modernist canon including lack of unnecessary adornment, a multi-level flat roof, inexpensive mass-produced materials (like cast aluminum grille units), man-made materials suitable to the harsh desert environment (like aluminum, steel, glass and concrete), AGUs, a loggia to moderate the sun's heat, and an architectural design that strives to blur the line between the indoors and outdoors. Photographs of selected architectural details can be found in Appendix VII.

Changes and Additions to the Haymond Residence

Fortunately, a full set of original Frey & Chambers blueprints are available to compare with the present-day configuration of the Haymond Residence. The following additions and modifications have been made to the residence:

- Spa and waterfall installed in 1999 and modified in 2016 (8'x7' spa)
- Stand-alone grill structure installed in rear of residence in 2016 (14'x3¼'x3')
- Stand-alone fountain installed in front of residence in 2016 (15'x6'x1')
- Bathroom modification, outdoor shower, and low wall in 2016 (15½'x14')

These changes and additions are either reversible or are stand-alone and do not directly impact the historic or architectural significance of the residence.

Local Architectural Context

The Haymond Residence should not be viewed as part of Palm Springs' modernist tract-house building boom which started in earnest with the arrival of George and Robert Alexander in 1955. Rather, the private residence should be evaluated as part of the trend of unique and custom modernist residences built and/or commissioned by affluent businessmen, Hollywood glitterati, etc.

Site Description

Location. The Haymond Residence is located on a prominent corner lot in the Las Palmas Estates tract. The residence is bounded on the north by a residential parcel, by North Camino Centro to the east, by North Via Las Palmas to the south, and by a residential parcel to the west. The topography of the lot is relatively flat. The site includes mature palm trees, olive trees, ficus hedges, etc. A legal description of the property is provided at Appendix III.



Aerial view of the Haymond Residence (north at top).
(Google Maps)

Permit History

The Haymond Residence's building permit history is largely complete but there are occasional gaps. The early building permits cite 1355 Camino Centro as the address but the address was later changed to 1415 Camino Centro. Notable permits include:

- Building Permit #B5642 issued 5-17-63 for "7 Room Frame & Stucco Dwelling – 2 car garage – Compo Roof; 2,638 sq. ft. House and 1,272 Garage & Porches". Owner is Carl E. Haymond. [Note: Contractor is H. M. Eversz (misspelled as "Evers" on original permit but signed "Eversz")].
- Electrical Permit #A4862 issued 5/23/63 for "Temporary Service"
- Building Permit #B5644 issued May 28, 1963 for "20 x 40 gunite swimming pool"
- Plumbing Permit #B3534 issued 6/11/63 for "3 Bathtubs, 3 Lavatories, 3 Toilets, 1 Laundry Tray, 2 Showers, 2 Sinks, 1 Automatic Washer, 1 Dish Washer, 2 Water Heaters, 4 Gas Outlets"

- Electrical Permit #A4995 issued 7-30-63 for "109 Outlets Incl. Lights and Switches, [Illegible] Light Fixtures, one Meter Loop, one 220 Volt Outlet, 7 All Fixed Appliances"
- Plumbing Permit #B3631 issued 8-1-63 for "1 Cesspool, 1 Sewer Piping"
- Building Permit #B6571 issued 2-5-64 to "Construct 115 lin. ft. of Masonry wall 6"
- Building Permit #B11038 issued 5-13-68 for "115 lin. feet footing on W. property line, 24 lin. feet footing on South side 6' hi. Walls 6' hi. Except in front or side front yard. Height is 4 1/5"
- Plumbing Permit #P3663 issued 8-19-74 for "Cesspool"
- Plumbing Permit #A7027 issued 3-21-78 for "connection to the City Sewer"
- Building Permit #B08757 date illegible to "Reroof per city specs"
- Building Permit #B37511 issued 8/24/99 to "Add detached gunite spa. Add new block wall at pool equipt. Bring equipt. out of pit and replace with new equipt. New light and auto fill at existing pool."
- Building Permit #B37524 issued 8/25/99 to "Construct approx. 100 L.F. of 6' high block wall per city specs."
- Building Permit #2016-1701 issued 05/10/2016 to "Add skimmer at spa. Upgrade lights. New gas line for firepit. Split main drains. Deck bonding."
- Building Permit #2016-2317 issued 06/23/2016 to "Install a sliding glass pocket door for master bath and shower remodel, enlarging shower and relocating water heater."
- Building Permit #2016-4295 issued 11/23/2016 to "Install new water feature with electrical and pump."

BACKGROUND / HISTORIC CONTEXT

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

Modern Period (1925-1960s): This period can be considered to have begun with the construction of the area's first "modern" structure, Rudolph Schindler's Paul and Betty Popenoe Cabin in 1922. With this building the area's predominant architectural style, which was based on well-established Mexican and Spanish Colonial motifs, began to change. Incorporation of the town of Palm Springs followed in 1938. During the post-WWII era, Palm Springs' economy prospered through tourism. Hollywood celebrities discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants; celebrity-seeking tourists soon followed, transforming Palm Springs from a sleepy village into an increasingly cosmopolitan environment that saw the construction of schools,

hospitals, an airport and other important public works projects. The commercial core along Palm Canyon Drive (originally Main Street) flourished. In the 1950s the downtown core was expanded by the construction of the cross-axis of Tahquitz-McCallum Way that extended from the center of the original settlement to the airport, spurring new development along the way. Early private residential development also expanded into new sub-divisions composed of midcentury modern second homes in the flat lands surrounding the town's original core. Palm Springs' Hollywood associations certainly imparted an air of sophistication to the city. By 1964, the city had built a reputation for cutting edge architecture with architectural practitioners like John Porter Clark, Albert Frey, E. Stewart Williams, William F. Cody and Donald Wexler.

EVALUATION:

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

Criterion 2: Significant Persons. Criterion 2 recognizes properties associated with the lives of persons who made meaningful contributions to the national, state or local history. While certainly prominent individuals, Carl and Margaret Haymond arguably do not rise to the level of locally "important" persons (e.g., compared to a Frank Bogert or Ruth Hardy). *Hence, the residence does not qualify for listing as a Class 1 Historic Site on the local registry under Criterion 2.*

ARCHITECTURE (Criteria 3 – 6)

Criterion 3: (That reflects or exemplifies a particular period of the national, state or local history). The Haymond Residence, built in 1964, exhibits many stylistic markers which place it directly in the historic context of Palm Springs' Modern Period. The private residence represents a prime and largely intact example of the significant modernist architecture for which Palm Springs is widely known. As such, the residence may be viewed as an important component of the historic trends that have come to define Palm Springs' image as a center of important midcentury architecture, i.e., an historic trend that exemplifies a particular period of the national, state or local history. *The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 3.*

Criterion 4: (That embodies the distinctive characteristics of a type, period or method of construction; or) Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. To be eligible under this Criterion, a property must clearly

illustrate, through "distinctive characteristics" a pattern of features common to a particular class of resources. "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The Haymond Residence is eligible under the theme of Modern architecture because it possesses distinctive characteristics that make up the many qualities of the style, such as lack of unnecessary adornment, a multi-level flat roof, inexpensive mass-produced materials like aluminum grille units, man-made materials suitable to the harsh desert environment (aluminum, steel, glass and concrete) and an architectural design that strives to blur the line between the indoors and outdoors. As such, the residence is eligible under this criterion because it represents an important example of building practices in Palm Springs at midcentury. The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 4.

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

5a: Work of a Master: In the case of the Haymond Residence, both the work of Albert Frey and Robson Chambers (as Frey & Chambers) can certainly be described as the "work of a master" in view of their individual and joint histories of architectural excellence. See appendices IV and V.

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

Criterion 6: (That represents a significant and distinguishable entity whose components may lack individual distinction). This Criterion was created to address the resources contained within a potential historic district and as such it does not apply to this nomination. Hence, the residence does not qualify under Criterion 6.

ARCHEOLOGY

Criterion 7: (That has yielded or may be likely to yield information important to the national, state or local history or prehistory.) The Haymond Residence is not likely to yield information important to the national, state or local history or prehistory. Hence, the residence does not qualify under Criterion 7.

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

INTEGRITY

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

LOCATION

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

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. ***The Haymond Residence's essential characteristics of form, plan, space, structure, and style have survived largely intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing have survived largely intact. The extravagant and clever use of AGUs throughout the residence creates a unifying design theme much like the aesthetic created by the more common concrete screen block of the era.***

SETTING

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

MATERIALS

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

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. ***The workmanship of the Haymond Residence is comprised of integral ornamental detailing reflected in aluminum, steel, glass, and concrete. The residence continues to express a high degree of contemporary period workmanship.***

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. ***The Haymond Residence is sited on a prominent lot which takes advantage***

of panoramic mountain views to the west. Accordingly, the residence and contributing structures retain their original integrity of feeling.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. ***The Haymond Residence is an important example of a custom-designed modernist private residence in Palm Springs. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community.***

INTEGRITY SUMMARY: The Haymond Residence appears to be in excellent condition partially due to the use of construction materials suitable for the harsh desert environment. This integrity analysis confirms that the building and site of the Haymond Residence still possess all seven aspects of integrity. ***Aside from some minor and reversible additions (i.e., spa, grill and fountain) and a sympathetically-designed modification of the south bathroom in 2016 (intended to create outdoor access), the original footprint of the Haymond Residence remains intact. Further, the 2016 bathroom modification adds an outdoor wall which cleverly incorporates vintage (and now rare) aluminum grille units identical to those extant throughout the residence. In summary, the residence still possesses a high degree of integrity sufficient to qualify for designation as a Class 1 Historic Site.***

8. Bibliography

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

Books

Cox, Jim. *American Radio Networks: A History*. Jefferson, North Carolina: McFarland & Company, Inc., 2009.

National Park Service. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, Washington, D.C.

Rosa, Joseph. *Albert Frey: Architect*. New York, NY: Princeton Architectural Press, 1999.

Schneider, John F. *Images of America: Seattle Radio*. Charleston, South Carolina: Arcadia Publishing, 2013.

Weiner, Stewart, ed. *The Desert Modernists: The Architects Who Envisioned Midcentury Modern Palm Springs*. Desert Publications, Inc., 2015.

Magazines and Other Documentary Sources

Desert Sun newspaper. (Note: There are over 150 mentions of the Haymonds in the *Desert Sun* newspaper. These selected citations are intended to illustrate their involvement in the Palm Springs community.) April 12, 1935 (Arenas Lodge); January 13, 1939 (Untitled); March 10, 1939 (Annual Ladies' Championship April 10-11-12); March 17, 1939 (Society News); January 12, 1940 (Golf News); March 6, 1942 (Prominent Women Organize Branch of Bundles for Bluejackets, Fine Work For Navy Men Is Already Underway); April 17, 1942 (Representative Committee Is Formed By Palm Springs Home Owners to Aid Civic Efforts); September 18, 1942 (Haymond Family Planning Winter Here); December 4, 1942 (Canadian Visitors at Carl Haymond Home); December 4, 1942 (Lack of Farm Labor, Inadequate Carriers And Needs of Armed Forces and Allies All Play Large Part in Critical Food Situation); January 8, 1943 (Red Cross Drive Set For March); April 9, 1943 (Raise \$17,000 In Mercy Drive); April 9, 1943 (Many Gay Parties Feature Week-end At the Desert Inn); April 16, 1943 (Village Trailing In Big Bond Drive); October 1, 1943 (Carl E. Haymond Home to Be Opened About November 1); November 5, 1943 (Mr. and Mrs. Haymond Return for Season); February 25, 1944 (Scores Participate in Annual Calcutta At The Desert Inn); March 3, 1944 (Cathedral City Unit of Red Cross); March 17, 1944 (Palm Springs Ration Board Meets And Organizes For Summer Months of Activity At Local Board Office); November 16, 1945 (Mr. and Mrs. Haymond Return to Village); January 11, 1946 (From Tee To Green); April 26, 1946 (Chamber of Commerce to Elect on May 7); May 3, 1946 (Chamber to Elect New Directors at Meeting at Council Chamber Tuesday; Reports of Year to be Presented Group); May 17, 1946 (Phil Delano Elected President of C. of C.); November 26, 1946 (Village Time Gets O.K. By Visiting Solon); January 17, 1947 (Don Caballero); January 28, 1947 (Community Chest Contributors); March 28, 1948 (Radio Station KITO Granted Increase in Operating Power); March 30, 1948 (KITO Granted Boost in Power); April 9, 1948 (Untitled); June 28, 1950 (F.C.C. Approval Asked For Sale of Station KITO); July 28, 1950 (Radio Station KITO Sale Is Authorized); January 17, 1955 (Haymond Winner in First Senior Golf Tournament); March 17, 1955 (Top Coast Amateurs In O'Donnell Tourney); March 17, 1955 (Time Table for Invitational); December 16, 1955 (Around Town); March 15, 1956 (Dr. Taylor, Ward, Top Invitational); May 4, 1960 (City's Building Permits Decline For Week Period); January 23, 1963 (Foursomes Deadlocked At O'Donnell); March 25, 1964 (Remember When); November 3, 1964 (Season's First Hole-in-one at O'Donnell Club); January 19, 1966 (Seniors Burn Up O'Donnell); December 11, 1973 (Remember When)

Desert Sun newspaper. (Note: There are numerous mentions of the Eversz in the *Desert Sun* newspaper. These selected citations are intended to illustrate their involvement in the community.) November 21, 1958 (December Start Planned For 'Golfer's Golf Course'); June 2, 1960 (Untitled); November 3, 1960 (Untitled); March 3, 1961 (Cathedral City Stop On Tour); November 29, 1961 (Visitors Throng the Desert for Holiday); December 1, 1961 (Eisenhower Golf Home Completed)

"House Beautiful's 1960 Pace Setter." *House Beautiful*, VOL. 102, NO. 2, page 89, February 1960.

Palm Springs Life magazine. December 12, 1958 (Desert Senior Golf Tourney Acclaimed Finest Senior Test to Date); March 22, 1961 (Winter Golf Scenes Around the Clublife Circuit); July 15, 2015 (The Third Man)

Palm Springs Villager magazine. February 1956 (Golf); February 1955 (Senior Golf Club Membership Filled); March 1953 (The Invitational At O'Donnell); April 1952 (Golf); April 1948 (Guide); March 1948 (Guide); February 1948 (Guide); October 1947 (You May Find It Here); September 1947 (Where to Go and What To Do); Jun-Jul-Aug 1947 (Summertime Directory)

"Thoughts recalled while spending an hour in this private garden." *House Beautiful*, VOL. 102, NO. 6, page 124, June 1960.

Other Sources Consulted

Centuries of Design: Provenance | J. Ralph and Patricia Corbett House, Eron Johnson Antiques. Ltd., www.eronjohnsonantiques.com, March 26, 2017.

City of Palm Springs (Planning and Building Departments)

Palm Springs Historical Society

Prickly Pears Documentary Interview with Albert Frey and John Clark, PP #12, DVD, January 8, 1986. Palm Springs, CA, Palm Springs Public Library.

Riverside County Assessor's Office

9. Geographical Data

Acreeage of Property: Approximately .35 acres (or 15,264 sq. ft.)
Property Boundary Description: See Appendix II

10. Prepared By

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

11. Required Documentation

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

1. **Attachment Sheets.** Include all supplemental information based on application form above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed district's boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 ½ x 11 inches). The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

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

Appendix I: Owner's Letter of Support

WILLIAM F. STEWART

March 19, 2017

City of Palm Springs
Historic Site Preservation Board
3200 Tahquitz Canyon Way
Palm Springs, CA 92262

Dear Honorable Board,

As the current owner of the Carl E. Haymond Residence at 1415 Camino Centro, I enthusiastically support the Class 1 Historic Site designation of my property by the city of Palm Springs. I have asked the Palm Springs Preservation Foundation (specifically board members Ron & Barbara Marshall) to assist me in the preparation of the required nomination paperwork.

If you have any questions, please contact me by email at billstewart54@gmail.com.

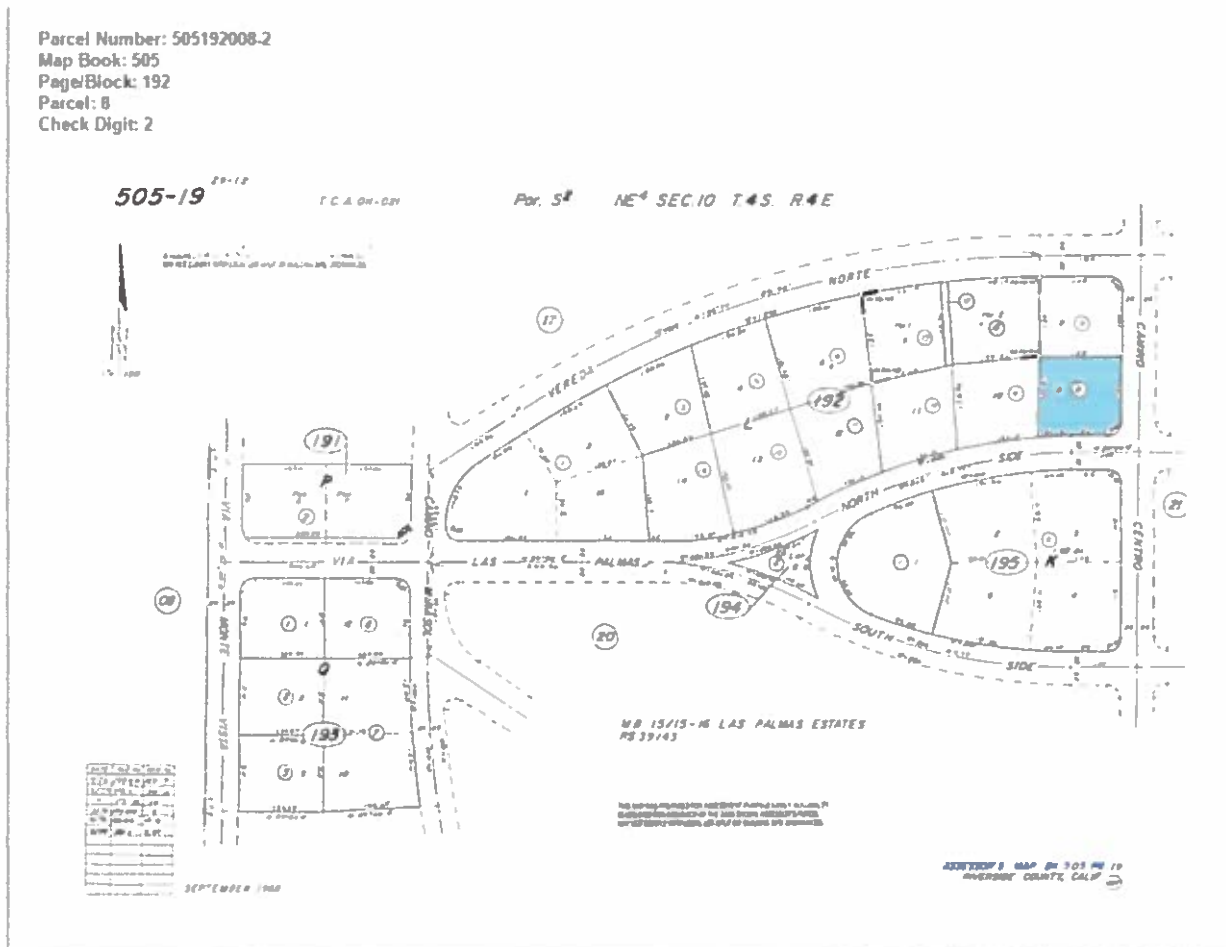
Sincerely,



Bill Stewart

349 Peachtree Hills Ave, B-3, Atlanta, Georgia 30305

Appendix II: Assessor's Map



The 1415 North Camino Centro lot is highlighted in blue.
 (Courtesy Riverside County)

Property Information

Parcel Number: 505192008-2
 Property Address: 1415 CAMINO CENTRO
 PALM SPRINGS CA 92262
 Legal Description: Lot 9 MB 015/015 LAS PALMAS
 ESTATES
 Property Type: SINGLE-FAMILY RESIDENTIAL
 Assessment Description: N/A
 Year Built: 1964
 Square Feet: 2792
 Bedroom: 2
 Bath: 3.0
 Pool: Y
 Lot Size: N/A

Sales Information

Last Recorded: 04/2016
 Document:
 Recording Number: 0151845

Assessed Value Information

Land: 343,474
 Structure: 637,886
 Full Value: 981,360
 Total Net: 981,360

Assessment Information


Assessment Number: 505192008-2
 Tax Rate Area: 011-021
 Taxability Code: 0-00
 Base Year: 2011

Parcel Map

[View Parcel Map](#)

Riverside County Property Information Center entry for 1415 North Camino Centro.

Appendix III: Grant Deed (which includes Legal Description)

<p>Order Number _____ Escrow Number <u>331-1870</u></p> <p>RECORDING REQUESTED BY _____</p> <p>WHEN RECORDED, PLEASE MAIL TO</p> <p><u>14589</u> Carl E. Haymond <u>1369 Calle de Maria</u> <u>Palm Springs, California</u></p>	<p>RECEIVED FOR RECORD FEB 13 1963 AT 9:00 O'CLOCK A.M. <small>All Records of TITLE INS. & TRUST CO. Recorded in District Number</small></p> <p><i>W. D. [Signature]</i> PRES.</p>	<p>SPACE ABOVE THIS LINE FOR RECORDER'S USE</p>
<h3>Grant Deed</h3> <p>ROSE ROSE, an unmarried woman,</p>		
<p>For a Valuable Consideration, the receipt of which is hereby acknowledged, do hereby GRANT to <u>CARL E. HAYMOND and MARGARET HAYMOND, husband and wife, as joint tenants,</u></p>		
<p>all that real property situated in the County of <u>RIVERSIDE</u> State of California, described as follows:</p> <p style="text-align: center;"> LOT 9 BLOCK L OF LAS PALMAS ESTATES as shown by map on file in Book 15 Page 15 of Maps, Records of Riverside County, California. </p>		
<p>SUBJECT TO: 1. Second half of General and Special Taxes for Fiscal Year 1962-63. 2. Rights, rights of way and easements for public utilities, water companies, alleys and streets; and covenants, conditions and restrictions of record; if any.</p>		
		
<p>WITNESSED and signed on this <u>January 28, 1963</u></p>		<p><i>Rose Rose</i> ROSE ROSE</p>
<p>STATE OF CALIFORNIA } COUNTY OF <u>RIVERSIDE</u> } ss.</p>		
<p>On <u>January 24, 1963</u>, before me, the undersigned, a Notary Public for <u>Riverside</u> County, California, personally appeared <u>ROSE ROSE</u></p> <p>known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.</p> <p>WITNESS my hand and official seal.</p>		
		<p><i>[Signature]</i> (Notary Public's Signature)</p>

Legal description of what is today 1415 North Camino Centro.

Appendix IV: Architect Albert Frey Biography



(The following obituary, written by architecture critic Nicolai Ouroussoff, appeared in the *Los Angeles Times* newspaper on November 17, 1998)

Albert Frey, Modernist Architect, Dies

Design: His series of landmark buildings helped define Palm Springs as a hotbed of experimental work. He was 95.

Albert Frey, the Swiss-born architect who became one of the leading California Modernists of his generation and recently enjoyed a revival of sorts with the sudden popularity of mid-century Modernist work, died Saturday night at his home in Palm Springs. He was 95.

During the 1940s, '50s and '60s, Frey designed a series of Modernist landmarks that eventually came to define Palm Springs as a hotbed of architectural experimentation. Among them were a house for industrial designer Raymond Loewy, the Palm Springs City Hall and the Tramway gas station. The houses, in particular, were remarkable for their sleek, almost surrealistically futuristic forms and their experimental use of materials.

But Frey, generally underappreciated at the height of his career, only recently achieved international recognition, when modern design became fashionable again. In recent years, images of Frey and his houses became fixtures in fashion and design magazines. Last year, several of his buildings were designated city landmarks in Palm Springs after his design for a gas station was temporarily threatened with demolition.

Frey was born in Zurich, Switzerland, on Oct. 18, 1903. He was 25 when he began working in the Paris office of Le Corbusier, who would soon emerge as one of the great architects of the century. Le Corbusier was then at work on the seminal works of his early career. Frey spent 10 months working for Le Corbusier as one of only two paid design assistants, yet he contributed to two Modernist landmarks: the design for the Centrosoyuz building in Moscow, which was never built, and the Villa Savoye (1929-31) in Poissy, France, which, along with Frank Lloyd Wright's 1936 Fallingwater, ranks among the most famous 20th century buildings in the world.

"That was one of the things that separates him from others of his generation, his association with Le Corbusier," said Joseph Rosa, the author of a 1990 monograph of Frey's work. "He was the first disciple of Le Corbusier to build in the United States."

Frey moved to the United States in late 1930. It was a time when America was seen as the home of all that was modern, from jazz to skyscrapers to industrial and technological invention. Frey joined with A. Lawrence Kocher, a central figure on the New York cultural scene, and began what was to become an extraordinarily inventive and long-lived career. Together, the two designed the Aluminaire House, an experimental prototype for a modern house that incorporated an ingenious use of industrial materials and Corbusien notions about mass production and the open plan. (In 1987, the house was moved to the New York Institute of Technology's Islip, New York, campus from its original site in Huntington, N.Y., where it is now under renovation.) Later, Frey worked briefly on Philip L. Goodwin and Edward Durrell Stone's design for New York's Museum of Modern Art and was largely responsible for the building's auditorium.

But Frey never felt completely at ease in the congested, bustling metropolis, and in 1936 he moved to Palm Springs, the city with which he would be most identified. There, he produced a body of work that melded the Modernist obsession with the machine and mass production techniques with a deep sensitivity to natural surroundings.

In his design for Raymond Loewy, completed in 1947, Frey created an L-shaped house overlooking a rough desert landscape, with an ameoba-shaped swimming pool that flowed into the living room. Later projects were perhaps more Expressionist, even flamboyant, among them the Northshore Yacht Club in Salton Sea (1958-59), whose stylized facade includes protruding, porthole-like windows.

Among Frey's greatest creations was a house that he designed for himself at a mountainside site overlooking Palm Springs, completed in 1964. The house is tiny--1,200 square feet--yet it encapsulates all of Frey's ideas about nature and the man-made, about the poetic beauty of living a life intimately connected to the human scale.

The house was designed as a narrow glass box and is set lengthwise along the side of the mountain. Frey used the tough industrial materials that marked much of his work--steel frame, glass walls, corrugated metal roof. But the refined, Cartesian-inspired order of the house is intentionally distorted by the rugged mountain landscape. Inside, the house's floor is divided into two levels to reflect the mountain's steep slope, and a boulder seemingly crashes through the living room, cunningly separating living space from the lone bedroom. It is that tension--between the order of man and the order of nature--that came to define Frey's best work.

The house established Frey's reputation as a leading figure of the Modernist avant-garde. Yet its immediate ambitions were more humble. This was still the postwar building boom, the architectural photographer Julius Shulman noted. "Young married couples could afford to build small houses," Shulman said, "And this little house had a million ideas. He had designed space for everything, the compact kitchen, the bathroom was oriented towards the morning light--everything he did was meticulously oriented towards design. It was the efficiency of the Swiss mind."

In many ways, the image of Frey became entwined with the image of that house. High above the city, Frey, a vegetarian and nature lover who said that the clean mountain landscape reminded him of his native Switzerland, would regularly do his yoga exercises or wander outside to feed quail, squirrels and lizards.

"He was gentle," Shulman said. "He did not want to produce big, glamorous images of his work like [his contemporary Richard] Neutra, for example. He was a quiet, nonaggressive person. That's maybe why people didn't know his work until later years."

By the mid-'80s, Frey was semiretired, although he continued to consult on local architectural projects, including some design work for the Smoketree Ranch...a ranch-style residential community in Palm Springs. Nearly a decade passed before Palm Springs was rediscovered. Suddenly, it was touted as the West Coast's answer to Miami's Art Deco tradition. Worshipful students and curious reporters began to make the pilgrimage to Frey's mountainside house for interviews. His house was repeatedly used for fashion shoots. Frey is survived by a sister, Emma, and his longtime companion, Jean Farrar.

Appendix V: Architect Robson Chambers Biography



Architect Robson Chambers

(Courtesy Robson Chambers Collection, Architecture & Design Collection, University Art Museum, University of California Santa Barbara)

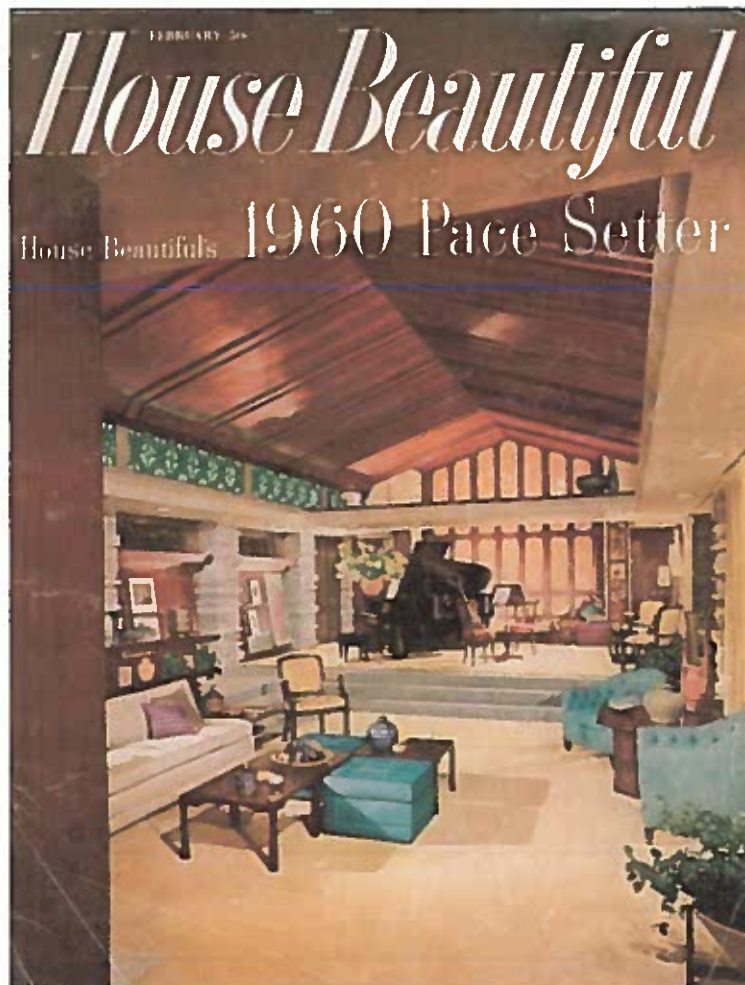
Robson Cole Chambers was born in Los Angeles, and raised in Banning. He earned his Bachelor of Architecture degree from the University of Southern California School of Architecture, and was awarded the AIA Medal when he graduated in 1941. During WWII, Chambers was in the U.S. Marine Corps and helped design Camp Pendleton in Oceanside. From 1941 to 1946, Chambers worked as a draftsman for Hunt & Chambers in Pasadena. In 1946, he began working for John Porter Clark & Albert Frey at their Palm Springs office. Frey and Chambers designed a residence for Chambers and his wife in 1947, and collaborated on its expansion in 1954. In 1953, Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. Around that time, the firm took on its largest project, the Palm Springs City Hall (1952-1957). The project was done in collaboration with Williams, Williams & Williams. In 1956, Clark left Clark, Frey & Chambers to focus on non-residential work. Frey & Chambers completed projects such as a second residence for Raymond Cree in Cathedral City, and Frey House II. Other noteworthy projects from this period include the Carey Residence, the North Shore Yacht Club (1958), St. Michael's-by-the-Sea Church Building in Carlsbad (1959), the Palm Springs Aerial Tramway Valley Station (1963) and the Tramway Gas Station (1965). Chambers left Palm Springs in 1966 to work as campus architect for UC Santa Barbara, where he stayed until 1980. He then retired to Borrego Springs, where he kept a small private practice until 1995, designing many local residences and the St. Barnabas Episcopal Church (1986). He returned to Santa Barbara in 1998, where he passed away in 1999.

(Extracted from the draft 2015 "Citywide Historic Resources Inventory" prepared by the Historic Resources Group for the city of Palm Springs)

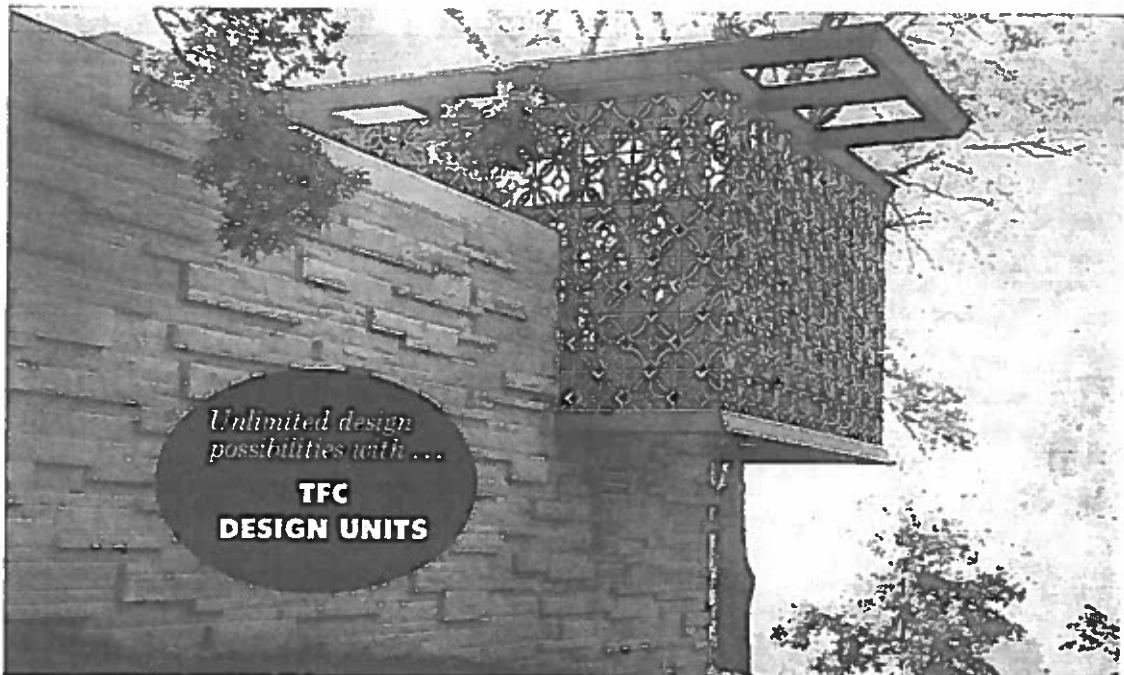
Appendix VI: John deKoven Hill Aluminum Grille Units (AGUs)



While certainly rare, AGUs can be found in the south perimeter wall and gate of the 1948 Herbert Burns-designed residence at 1120 East Alejo Road. However, these AGUs are likely associated with wall permits issued in the 1960s.



The aluminum grille units designed by John deKoven Hill were used extensively in the “1960 Pace Setter” house and were featured in the February 1960 issue of *House Beautiful* magazine. Painted turquoise, they can be seen shading the clerestory windows in this cover image by famous architectural photographer Ezra Stoller.



GRILLEWALL USED IN THE 1960 PACESSETTER HOME—DESIGNED BY JOHN DE SOYER HILL, A.J.A.

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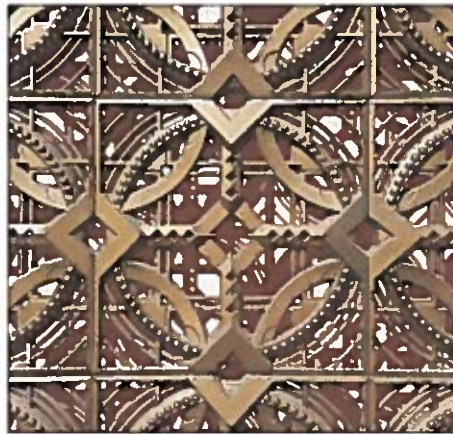
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This advertisement appeared on page 50 of *Architectural Record Houses of 1960*. At bottom left is the aluminum grill unit ("Pacesetter" pattern) used on the Haymond Residence.

Appendix VII: Photographs of Selected Architectural Details



Close-ups of the AGUs.



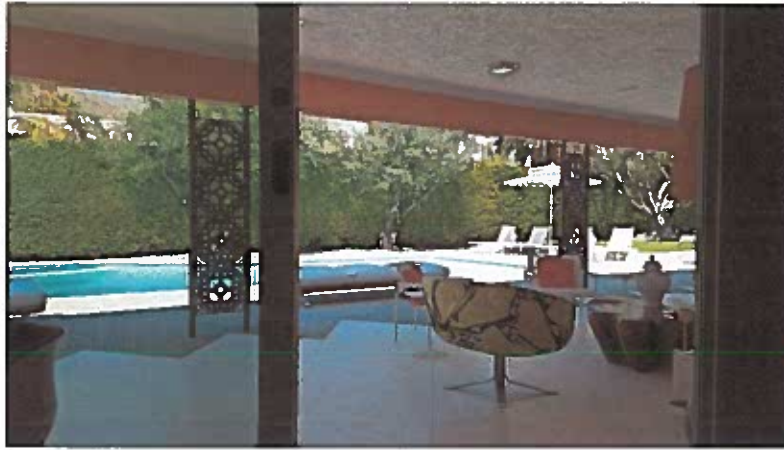
Steel 2"x2" support columns and AGUs.



Jalousie windows.



Sawtooth edge of terrazzo.



From the living room showing the indoor-outdoor transition.



The 2016 addition of the front yard fountain compliments the rectilinear design of the residence.



While the 2016 bathroom modification (and associated wall) impacted the original fabric, the change is both sympathetic and reversible (see Section 7 "Integrity Analysis").

Appendix VIII: Miscellaneous



The Haymond Residence retains much of the original Geneva Steel Kitchen.



Margaret Haymond (center) appears in this March 6, 1942 *Desert Sun* photograph with other ladies helping with the war effort's "Bundles for Bluejackets" program. Note the image credit is attributed to late Palm Springs mayor Frank Bogert.



Carl E. Haymond holds a 1951 registered service mark (which is defined as "a legally registered name or designation used in the manner of a trademark to distinguish an organization's services from those of its competitors").

Syncopated riddles; serial no. 31. C. E.
Haymond. © 1 c. May 16, 1938; D
57049; Carl E. Haymond, Tacoma.
3721

Curiously, Carl Haymond also holds a 1938 copyright for “syncopated riddles,” evidently something he wrote (or developed) during his radio announcing days.