

PALMS SPRINGS RACQUET CLUB

HISTORIC REPORT



2743 N. INDIAN CANYON DRIVE

BERNARD ROSENSON
PALM SPRINGS PROPERTY, LLC

MICHAEL MUELLER
MUELLER DESIGN, I N C.

PREPARED BY:

J A G ARCHITECTS

~~304 S. BROADWAY, SUITE 596 LOS ANGELES, CA 90013~~

JAG Architects
2424 J Street
Eureka, CA 95501

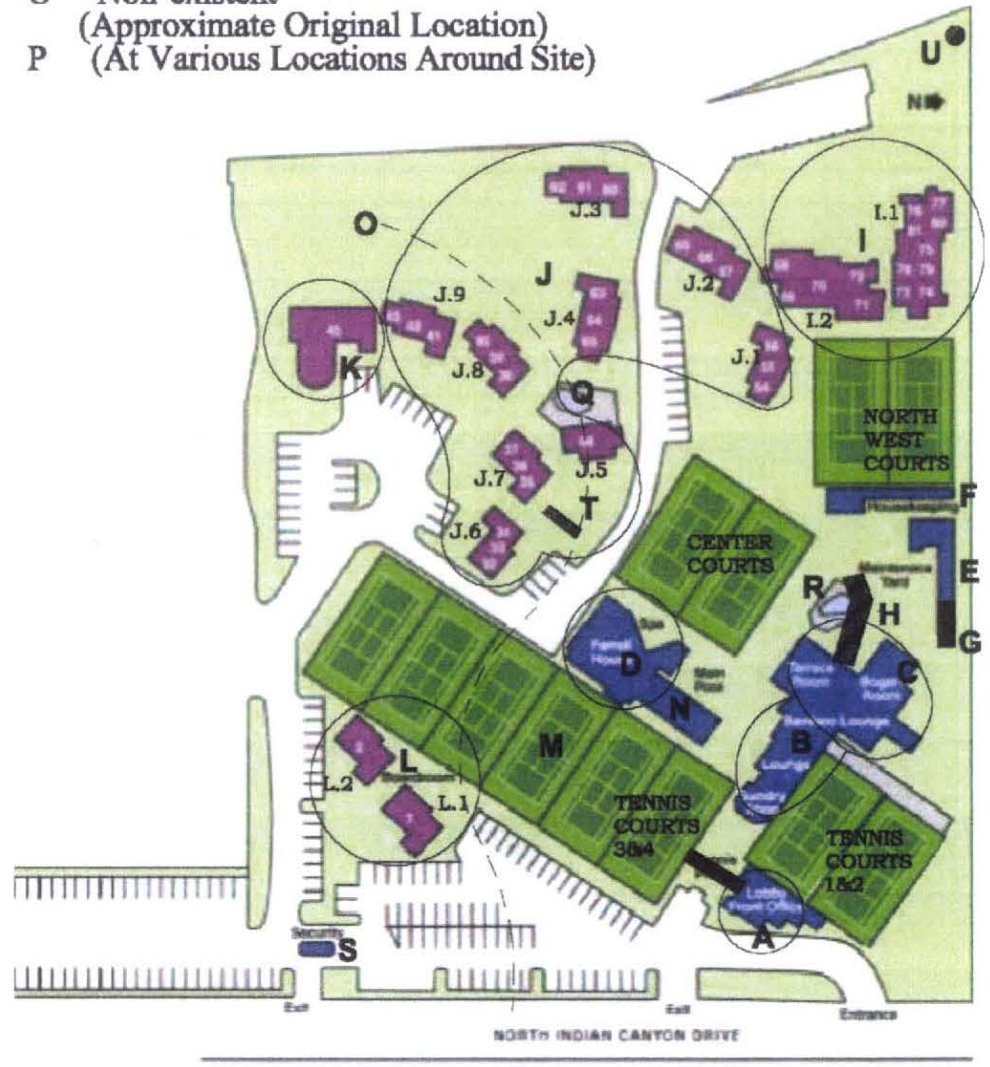
SECTION 1
TABLE OF CONTENTS

1.1 TABLE OF CONTENTS

SECTION 1	1.0	TABLE OF CONTENTS
	1.1	Table of Contents
	1.2	Site Plan
	1.3	Building Index
SECTION 2.	2.0	INTRODUCTION
SECTION 3	3.0	SITE AND PRINCIPAL FIGURE HISTORY
	3.1	Site History
	3.2	Principal Figure History
SECTION 4	4.0	CONSTRUCTION HISTORY
	4.1	Construction History Overview
SECTION 5	5.0	ARCHITECTURAL DESCRIPTION
	5.1	Site and Setting
	5.2	Description of Building Features
SECTION 6	6.0	GUIDELINES AND RECOMMENDATIONS FOR REHABILITATION
	6.1	Overview
	6.2	Historic Preservation Standards
	6.3	Recommendations
SECTION 7	7.0	BRIEF ANALYSIS OF POSSIBLE CONCEPTS
SECTION 8	8.0	BRIEF REVIEW OF FUNDING INCENTIVES
SECTION 9	9.0	CONCLUSION
SECTION 10	10.0	BIBLIOGRAPHY AND END NOTES
	10.1	Bibliography
	10.2	End Notes
SECTION 11	11.0	APPENDICES
	11.1	Appendix A – Site Plan and Floor Plans
	11.2	Appendix B – Photos of Exist. Conditions
	11.3	Appendix C – Historic Photographs
	11.4	Appendix D – Select Building Permits
	11.5	Appendix E – 1982 City of Palm Springs Historic Survey

1.2 SITE PLAN

- O Non-existent
(Approximate Original Location)
- P (At Various Locations Around Site)



1.3 BUILDING INDEX**BUILDINGS**

- A Lobby and Office Building
- B Clubhouse (Bamboo Lounge/ Pro Shop)
- C Kitchen and Dining Building (Kitchen/Bogart Room)
- D Farrell House
- E Cottage Building (Maintenance Office/Early Cottages)
- F Housekeeping Building
- G Shed Building (Storage Building)
- H Maintenance Buildings/Storage Extension
- I Contemporary 2 Story Buildings
 - (I1) – Units 73-81
 - (I2) – Units 68-72
- J Bungalows (Albert Frey),
 - (J1) – Bungalow Units 54, 55 and 56
 - (J2) – Bungalow Units 57, 58 and 59
 - (J3) - Bungalow Units 60, 61 and 62
 - (J4) - Bungalow Units 63, 64 and 65
 - (J5) - Bungalow Unit 66
 - (J6) – Bungalow Units 32, 33 and 34
 - (J7) – Bungalow Units 35, 36 and 37
 - (J8) – Bungalow Units 38, 39 and 40
 - (J9) – Bungalow Units 41, 42 and 43
- K Schiff House (Albert Frey Addition)
- L Boardroom Buildings (Albert Frey, Remodeled)
 - (L1) – Boardroom 1
 - (L2) – Boardroom 2

SITE FEATURES

- M Tennis Courts
- N Main Pool
- O Netcher's Creek
- P Landscaping and Hardscape
- Q Pool at Cottage (Unit 66)
- R Spa

ACCESSORY STRUCTURES

- S Security Shack
- T Netcher's Creek Covered Footbridge
- U Gazebo

SECTION 2
INTRODUCTION

2.0 INTRODUCTION

PURPOSE OF REPORT

This historic report was prepared under the direction of Palm Springs Property, LLC at the request of the City of Palm Springs Planning Department. The purpose of the report is to provide a greater understanding of the significant character-defining features of the site, what historic fabric exists and provide some guidance to evaluate potential development alternatives for the site.

To accomplish this purpose, this report will briefly:

1. Document and analyze the construction history of the Racquet Club.
2. Identify the character-defining features of the site buildings.
3. Provide recommendations for further analysis and treatment of the features based on the Secretary of Interior's Standards and Guidelines for Rehabilitation.
4. Provide a brief analysis of potential development alternatives to the site.

This report is intended to be an analysis of character-defining features for each building and structure at the Racquet Club and a brief documentation of existing conditions and their integrity. Further documentation of the existing conditions and their integrity may be required before commencing actual rehabilitation or alterations.

RESEARCH BACKGROUND

In researching the history and significance of the Racquet Club, the following sources of information were consulted:

For Construction History:

-Search of permit computer database and microfiche at:

City of Palm Springs Building & Safety Department
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262
Phone: (760) 323-8242.

-Search of planning records and historic resource folders at:

City of Palm Springs Department of Planning Service
Andrea Urbas, Principal Planner
3200 E Tahquitz Canyon Way

Palm Springs, CA 92262
Phone: (760) 323-8245

For Historic Photographs and Plans:

- Search of historic photo and print document archives at:
Jeri Vogelsang
Palm Springs Historical Society
221 S. Palm Canyon Drive
Palm Springs, CA 92262
(760) 323-8297
- Search of photo archives of Julius Shulman (photographer of Albert Frey's work)
Julius Shulman
(323) 654-0877
Judy McKee (Julius Shulman's daughter), oversees archive
(805) 965-4113
- Search of photo and plan archives at University Art Museum, University of California at Santa Barbara (storage archive for Albert Frey's drawings and documents).

For Site History:

- Personal interview with former Palm Springs Mayor, Frank Bogert (previous manager of the Racquet Club and personal friend of Charles Farrell) for history from 1930's to present.
- Personal interview with Bernard Rosenson (current owner of Racquet Club) for history from 1999 to present.
- Search of Riverside County Tax Assessor records.
Accessed through KnowX.com database search
- Search of archives at California Historical Resources Information Systems Center (No documents on file for subject property)
Eastern Information Center
Department of Anthropology
University of California, Riverside
Riverside, CA 92521
(909) 787-5745

See Bibliography for written books and articles reviewed.

HISTORIC STATUS

The Racquet Club is not listed in the National Register of Historic Places. The State Office of Historic Preservation does not have a file that lists the site and buildings. The city of Palm Springs has identified the Racquet Club as a potential historic resource, but has not officially listed any of the buildings on the city's historic resource list yet.

SECTION 3

SITE AND PRINCIPAL FIGURE HISTORY

3.1 SITE HISTORY

1930's

The Racquet Club had its beginnings when two actors, Charlie Farrell and Ralph Bellamy, purchased 53 acres of land from Alva Hicks for \$3,500.00 in 1932. They were both horseback riding in the area that year and came across a for sale sign. Thinking that it might be worth something later, they decided to become partners and purchase it.¹

The two actors were avid tennis players and played at the El Mirador Hotel, which had some of the only courts available in Palm Springs at that time. Although only guests of the hotel were allowed to use the courts, they had an agreement with the owner, Warren Pinney, to allow them to use the courts if guests weren't using them. However, they lost those privileges when guests complained that they were constantly using the courts. They discussed their options over a drink and decided to build a tennis court on the property they jointly owned.²

Farrell and Bellamy contacted the Davis Company, a big swimming pool and tennis court contractor in Los Angeles. Although their original intent was to build just a single tennis court, they added a second court when the contractor suggested that it would be cheaper to install it at the same time. In addition to the tennis courts, they constructed a fence surrounding them and a visitor's gallery for spectators. The courts were completed by December of 1933. They charged their friends a dollar per day to play.³

The facilities quickly grew in 1934 when the 3rd and 4th courts, restrooms, dressing rooms and a swimming pool were added. Because Bellamy could not afford to keep making more investments in the property, they decided to form a racquet club and invited 173 of their friends to join as members. The grand opening for the Racquet Club was December 15, 1934. By the time of the grand opening, a kitchen and dining room and a Bamboo Bar designed by film director, Mitch Leisen was constructed.⁴

The Racquet Club quickly became a popular vacationing spot for movie stars and was a status symbol in the movie industry. At first, there were only four people to respond to the initial invitation, including Charlie Butterworth, Paul Lucas, Frank Morgan and Reggie Allen. Soon, many established and aspiring actors and actresses would fill the club, including Judy Garland, Bing Crosby, Alice Faye and Phil Harris.⁵

Farrell was offered some movie roles in England and left for two years, leaving Bellamy to manage the club by himself. Not having enough experience to run a business, he later hired Frank Bogert as General Manager of the club.⁶ Frank recalls that originally, members stayed at local hotels nearby. In fact, the only reason that guest residences were originally built on the property was because of a bank loan he was trying to obtain. The only way the bank would give the Racquet Club a loan to build additional tennis courts was if they became a hotel. Consequently, they constructed twelve rental units on the

north end of the property.⁷ These units are in what is listed as the Cottage Building in the Building Index.

Bellamy felt that as long as he was busy running the club, he was losing the opportunity to get more acting jobs. When Farrell returned from England, Bellamy offered to sell his share of the Racquet Club for exactly what he put into it. Farrell bought him out and began running the club with his wife, Virginia.⁸

It was also during this decade that the City of Palm Springs was incorporated in 1938. Palm Springs was on its way from its beginnings as a small village to a burgeoning community. Also by 1938, the Racquet Club had become nationally known.⁹

1940's

By the 1940's, Palm Springs was becoming a popular resort destination. The Racquet Club continued to grow, but the membership base was evolving. It expanded from being an exclusive club for movie stars to including top business, political and society leaders.¹⁰

The war came and both Charlie Farrell and Frank Bogert went into the service, leaving Virginia to run the club alone. When Charlie returned, he found that Palm Springs real estate was greatly appreciating and business was profitable.¹¹ Frank did not return to his position as manager, but went on to develop the Thunderbird Country Club.¹²

It was during this profitable time that the Racquet Club greatly expanded. There were bungalows built towards the back of the property that were designed by local architect, Albert Frey.¹³ Numerous other additions were made during this decade, including a kitchen expansion and an addition to the Farrell House.

Also during this decade, Charlie Farrell got more involved in politics, running for City Council in 1946 and elected Mayor in 1948. He was re-elected in 1953.¹⁴

1950's

The expansion, begun after the war, continued in the early 1950's. Additional bungalows continued to be constructed in 1950 and 1951, once again by Frey's firm, Clark and Frey. The dining room was extended and an office added in 1950.

The era of the 1950's would see continued growth in Palm Springs, with the construction of many new golf courses and country clubs. Big tennis tournaments became commonplace. Tournaments such as the Racquet Club Invitational, Racquet Club Veterans Tennis Tournament, The Charles Farrell Racquet Club Senior Invitational and the Blue Ribbon Invitational were held at the Racquet Club.¹⁵ In describing the Blue Ribbon Invitational Tournament, Club and Sports Magazine stated "It is considered the most glamorous tournament in the world, as it attracts Hollywood's most exciting movie queens, the towns handsomest leading men, business men, television celebrities,

millionaire playboys, sportsmen and newspaper correspondents. These colorful personalities are drawn together each year at Charlie's club for tennis, fun and frolic."¹⁶

The Racquet Club continued to gain popularity because of the enormous exposure it received. Gossip columnists and reporters continued to report to the public about events at the club. Photographers such as famed Hollywood photographer Bruno Bernard, Bill Anderson who was one of the originators of Palm Springs Life Magazine, Paul Popseil and former Palm Springs mayor Frank Bogert added to the glamour and reputation by publishing photographs taken at the club.

Charlie Farrell stumbled upon newfound exposure when he was offered the part of a playboy, tennis champion father in the show "My Little Margie" in 1952. The show became popular and he became a famous actor once again to a new generation. It also led to having his own show, "The Charlie Farrell Show" in 1956. It was filmed on site and he played himself as the owner of the Racquet Club.

One significant event in the latter part of the 1950's was Charlie and Virginia Farrell's decision to sell the club. The club was sold for about one million dollars and \$100,000 a year for the Charles Farrell name rights to be used with the club. Robert Morton, a Pasadena businessman, headed the investment group. Another one of the partners was Clint Murchinson, Jr. owner of the Dallas Cowboys.¹⁷

The new ownership group immediately expanded the club, starting from the late 1950's into the early 1960's. They increased the number of guest units from 58 to 120, the tennis courts from 4 to 6, and the swimming pools from 1 to 2.¹⁸ Other improvements included remodeling the kitchen, adding a maintenance building and powder rooms.

1960's

The Racquet Club expansion spanned from the late 1950's through the early 1960's. It was during 1960 that the Racquet Club Cottages, designed by William F. Cody, A.I.A. were added to the back part of the property. These were leased on an annual basis and the occupants had full privileges for the club facilities and services. In fact, the club offered to rent out the units for them during the times they were not being used.¹⁹ (These units were later subdivided and sold as the Garden Villas. They are not part of the current subject property).

The Farrell House was beginning to be transformed after the Farrells purchased a new home and moved out. It was opened for guest use in approximately 1963, "to be used for a game room, private dinner parties, luncheons, cocktail parties and executive conferences".²⁰ An addition to the house was made in the late 1960's, adding a locker room wing.

In 1965, majority ownership was sold to George Alexander, Bob Alexander and Sam Firks through a stock transfer. The Alexanders were contractors and developed thousands of homes in the local area. Charlie Farrell was retained as managing director.²¹

The new owners immediately made improvements prior to their opening party. These included a new entrance canopy, tennis court, lighting and landscaping. George Alexander remodeled one of the bungalows for personal use, adding a pool and enclosed patio.²²

They were so excited after the opening party that they scheduled a meeting with the minority owners, Robert Morton and the Murchinson brothers, to purchase their stock to fully control the club. Tragedy struck when the father-and-son Alexander team and their wives were killed on Sunday, November 14, 1965 in a plane crash en route to the meeting.²³ Afterwards, a group of Racquet Club members purchased the club from the sole heir, Bob Alexander's daughter. This group, led by Charles Wohlstetter and Donald Stralem, kept Farrell and the same management team.²⁴

At the close of this decade (1968 and 1969), numerous other alterations were made to the club. The dining room was again remodeled, the kitchen was again expanded, locker rooms were added to the Farrell House and the two contemporary, two-story guest buildings at the rear were constructed.

1970's

Construction continued through the beginning of the 1970's. New construction included alterations to the front lobby and office building, an addition to the pro shop and to the office.

The 70's would see a continued diminishment of the attendance of movie stars at the club. Prominent eastern socialites were replacing the entertainment figures on the guest list. The club became less of an informal retreat, and more of a formal, service hotel.²⁵ It was at this period, in 1977, that the Hotel del Coronado Corporation would purchase the Racquet Club. At the time of the purchase, "the purchase comprised 22 acres, 120 rooms and suites, 12 tennis courts, 4 pools and other club facilities".²⁶

1980's to present

Under ownership of the Hotel del Coronado Corporation, additional residential units were added. The construction of The Colony, fully furnished condominiums, was completed in 1983.²⁷ (These condominiums would also be subdivided and are not part of the subject property).

The Racquet Club was purchased by Jack DiMaggio in 1997. Bernard Rosenson then purchased the Racquet Club in 1999. After failing to make it profitable, Rosenson closed The Racquet Club in 2002 and it is not currently operational.

PERIOD OF SIGNIFICANCE

The period of significance is the length of time when a building or property was associated with significant events, activities, and persons, or attained characteristics that

qualify it as a historic resource. Some periods are brief while others may span several years. The period of significance should be at least 50 years ago unless there is an exception to make it significant.

The Racquet Club is significant in its association with a locally significant person, Charles Farrell, a significant architect, Albert Frey and its architectural significance. Charles Farrell and the Racquet Club were integral in contributing to growth of Palm Springs, especially drawing many movie stars to the area. Farrell was also one of the early mayors of Palm Springs during his management of the Racquet Club. Albert Frey's involvement began in the mid- 1940's with the design of the bungalows, continued through the 1950's with the design of additional bungalows and significant additions and through 1960 when he designed the Schiff House addition. The Racquet Club's architectural significance is as an example of early to mid-century Ranch Style resort architecture.

Because the Racquet Club continued to evolve through time, the period of significance spans a number of years, from its opening in 1934 to 1960. Although the late 1950's and 1960 is more recent than 50 years, it is during that period that Frey made significant contributions to the site, including the dining room alterations and the Schiff House addition. Consequently, the period of significance is 1934 to 1960.

3.2 PRINCIPAL FIGURE HISTORY

ALBERT FREY, FAIA (ARCHITECT)

The architect for the original buildings in the 1930's at the Racquet Club is unknown. However, there are some examples of work produced by local modern architect, Albert Frey. The extent of Frey's designs completed on the site is not clear, but it is known that he worked on several additions and alterations at the Club over a period of approximately fifteen years.

Mentioned works compiled on a building list attributed to Frey in Albert Rosa's study of his works, include:

"1945 Racquet Club Bungalows, 2743 North Indian Avenue, Palm Springs, California
1946 Racquet Club Addition, 2743 North Indian Avenue, Palm Springs, California
(Frey additions and alterations 1947, 1948, 1950, 1957 and 1961)
1960 Schiff House Addition, Racquet Club, 2743 North Indian Avenue, Palm Springs, California".²⁸

Frey was a pioneer of modern architecture in the United States, practicing primarily in Palm Springs. He is credited for being integral in establishing the Desert Modernism Style and was also the first of LeCorbusier's disciples to build a project in the United States.

Frey was born in Switzerland in 1903 and educated at the Institute of Technology in Winterthur, Switzerland. He earned his architectural degree there in 1924. Frey came to

the realization that he wanted to work in the modern style. He pursued a position working with LeCorbusier, being familiar with his work and his book, *Towards a New Architecture*.²⁹ At LeCorbusier's atelier, he worked for only a short, but busy period during the years of 1928 and 1929. During this time, he was involved in several projects, preparing construction documents and working out new details, most notably for the Villa Savoye.³⁰

His ultimate desire was to work in the United States because he viewed the country as being on the forefront of progress and technology. When his visa application was accepted, he moved to New York on September 6, 1930, partnering with A. Lawrence Kocher. Together, they produced the Aluminaire House, a house designed to be low cost utilizing modern technology, constructed of all aluminum and light steel.³¹ It was also with Kocher that he worked on his first project in Palm Springs, the Kocher-Sampson Building. It was an office and apartment building for Kocher's brother, Dr. J.J. Kocher.³²

Frey went to Palm Springs to supervise construction of the project in 1934 and ultimately moved to Palm Springs in 1939. He worked for many years in partnership with John Porter Clark. They dissolved their partnership in 1966. Frey's most notable works in Palm Springs include Palm Springs City Hall, the North Shore Yacht Club, the Raymond Loewy House and his own homes, Frey Houses I and II.

His design involvement with the Racquet Club includes the existing guest bungalows. Building department permit records show that Albert Frey-designed bungalows were built in 1945, 1947, 1949 and 1951. Although it was Frey's partner, John Porter Clark, who usually worked on the more traditional style commissions such as the ranch style bungalows, Frey's name specifically appears on the early permits. In addition, Joseph Rosa's building list specifically excludes projects that Albert Frey did not take the lead in designing.

Although the ranch style design seems to contradict Frey's roots in modernism, he embraced vernacular design. "While other modernists, like Richard J. Neutra (in his 1927 *Wie Baut Amerika?*), paid a symbolic homage to vernacular and traditional forms of California and of the Southwest, Frey in contrast looked upon them as legitimate sources for contemporary architecture... With this attitude as a background, and with the predilections of many of his conventional middle-class clients in mind, it should not be a surprise to find that much of his work falls loosely within the pre- and post-World War II California ranch house mode. Frey's single-floor, rambling ranch houses, like those of his contemporary Cliff May, illustrate how modern and specific to a time revived historic forms can be."³³

This ability to create contemporary design utilizing traditional forms and materials is evident in the bungalows. He uses functional, modular volumes that shift to create porches and protrusions to provide more interaction with the surrounding grounds; all under a simple roof. An interesting modern detail is the metal corner window that provides a transparent corner not typical in vernacular design. From permit records, it

appears the bungalows were built over successive years, with the larger bungalows built later in 1950.

Frey most likely was involved in the other additions and alterations during the late 1940's and mid-1950's. Although no architect was listed on the permits, several additions were done at the same time period he worked on the bungalows. These include a kitchen addition in 1946, an addition to the Charles Farrell residence in 1949, a dining room extension in 1950 and an addition to the office-shop in 1950. The same contractor (H.H. Foster and Assoc.) that constructed the bungalows also worked on these additions. Furthermore, photographs of the dining room were located in the Frey file of Julius Shulman's collection. Although he continued to work on the site in 1960, additional alterations in 1959 (kitchen, maintenance, powder rooms) may have been done by others since they are more utilitarian and a new contractor was being used to build them.

He was able to return to truly modern architecture in 1960 with his Schiff House addition, introducing many circular shapes and curved edges. It was about this time that he and Clark dissolved their partnership. Clark wanted to pursue larger commissions, eventually taking the campus architect position at University of California at Santa Barbara. Frey wanted to continue working on small residential projects. The Schiff House is an example of the smaller commissions he started to take.

The Schiff House addition was an expansion and remodeling of one of his original bungalows. He retained the basic form and roof of the original bungalow and added to all four sides. The front includes a porch overhang with steps and aluminum handrail. Although the porch was fairly deep, he designed it with a round skylight. The front bedroom extension includes a round skylight and the corner walls are rounded. Additional rooms were added to the south side; again with a round skylight in each room. The eaves were flat at the bottom and curved up. The signature space is the pool enclosed in glass with a half-round end, reminiscent of the Loewy House. The roof over the pool utilizes the same round skylights in a Swiss cheese pattern.

OWNERSHIP HISTORY (From period of Racquet Club to present)

1. *1932* - Charlie Farrell and Ralph Bellamy jointly purchase the property from Alva Hicks.
December 15, 1934 - Official grand opening of the Racquet Club.
2. *Late 1930's* - Charlie and Virginia Farrell buy out Ralph Bellamy's share at Ralph's request.
3. *Latter part of 1950's* - Robert Morton, Clint Murchinson, Jr. and group of investors purchase the club from Charlie and Virginia Farrell.
4. *1965* - George Alexander, Bob Alexander and Sam Firks purchase controlling share of stock. Morton and Murchinson still minority stockholders

5. *Late 1960's* - Charles Wohlstetter and Donald Stralem purchase Racquet Club from daughter of Bob Alexander. She was the sole heir after both George and Bob Alexander and their wives died in Nov. 14, 1965 plane crash.
 6. *1977* – Hotel del Coronado Corporation (Larry Lawrence) purchases club.
 7. *1997* – Jack DiMaggio Corporation purchases Racquet Club.
*No records were found to show any ownership transition between Hotel del Coronado Corporation and Jack DiMaggio Corporation.
 8. *1999* - Palm Springs Property, LLC (Bernard Rosenson) purchases club.
-

SECTION 4

CONSTRUCTION HISTORY

4.1 CONSTRUCTION HISTORY OVERVIEW

1930's

- 1932 Charles Farrell and Ralph Bellamy purchase land from Alva Hicks, who also owned the Water Works. The Racquet Club property was undeveloped at the time it was purchased.
- 1933 The first construction feature was the original two tennis courts (Courts 1 and 2) by the Davis Company of Los Angeles. It was originally intended to be a single court, but the Davis Company suggested that it would be cheaper to pour the second court at the same time. The contractor also suggested installing a fence to catch the balls and a three-sided shelter located at the side of Court 1 (where the current Clubhouse building is located) so people could watch. This construction was completed prior to Dec. 25, 1933, when Farrell and Belamy first opened the courts to their friends to play for a fee.¹
- 1934 Sometime in 1934, additional tennis courts (Courts 3 and 4) were installed south of the original courts by the Davis Company. At that time, the main swimming pool and restrooms were also installed. In addition, the pool was heated and dressing rooms were added, again at the suggestion of the Davis Company.²
- 12/15/34 By December 15, 1934, the grand opening date of the Racquet Club, the extent of the construction grew and was described as "There were four tennis courts, sheltered from the strong spring desert winds by eucalyptus trees planted by the gardener and Farrell, a swimming pool that was just short of [Olympic] size, a kitchen and dining room with a dance floor and a Bamboo bar that was designed by film director, Mitch Leisen".³ A historic aerial photograph taken in the mid 1930's shows what would probably be a close approximation to the level of construction at this time. The four tennis courts were screened by braced wood fences. There appears to have been additional windscreen walls added on the north property line and also parallel to the western edge of Courts 1 and 2 and the swimming pool. It also shows the Clubhouse as the single main building with some small buildings on the west edge of the swimming pool, which housed the dressing rooms.
- 1937 Dining room was enlarged.⁴
- Late 1930's A later historic aerial photograph attributed to the late 1930's shows that several additional buildings were quickly added. The "U"-shaped Farrell House with rear yard enclosure was constructed at the south end of the

swimming pool, opposite of the Clubhouse. The small dressing room buildings were removed and replaced with a larger rectangular building similar in scale and design to the Ranch Style of the Clubhouse with a hip roof and chimney. This building was later removed. It appears to still remain in a 1965 photograph (*Fig. Hist-13*). It likely was removed when the recessed tennis courts (Center Courts) were installed in 1969 at that location.

At the time of the aerial photograph, an octagonal dining room, an "L"-shaped kitchen extension and a glass garden room was also constructed. Outside of the main complex, the remaining site was still undeveloped with the exception of cleared area for parking.

Since most of this construction predated Palm Springs' incorporation in 1938, no permit records were found on file, although Riverside County records were transferred to the city building department after incorporation.

From the time of its opening, the Racquet Club was in constant evolution. Although not all of the changes are evident through building permit and written document research, it is clear that changes were made at least up through the time of the publishing of Sally Presley-Rippingale's book, in which she notes "Every year for the past fifty years there [have] been additions, improvements and the maintenance of exacting standards for the members and their guests".⁵

When Charlie Farrell bought out Ralph Bellamy and took over as sole owner of the Club, Virginia Farrell became more involved in running the club, decorating the bungalows. Under her direction, the club was re-landscaped with flowers and creeping-bent grass.⁶

1940's

Early 1940's With Charlie Farrell away serving in the navy during World War II, Virginia Farrell took over sole operations of the club. Because of the war and Charlie not being at the club, it appears there was little significant building or alterations. However, with the conclusion of the war, the local economy boomed, real estate prices soared and the Racquet Club was more profitable than ever.⁷ It was at this time that major additions were undertaken.

Note: In addition to the bungalows listed below, Albert Frey was credited for designing additions and alterations at the Racquet Club in 1946, 1947 and 1948. No specific reference was found to determine his exact involvement other than those specifically named below.

- 10/9/45 Bungalows by Albert Frey. 6 units. Contractor: C.G. Chamberlin. (Permit record).
- 8/37/46 Kitchen. 660 sq. ft. addition, constructed by H.H. Foster. (Permit record).
- 6/10/47 Bungalow. 3 rental units (frame & stucco, shingle tile roof). Contractor: H.H. Foster. (Permit record).
- 1947 Covered Bridge was hand built by Harry Oliver.⁸
- 6/28/48 Unknown alteration. ("Alteration per plan"). Contractor: H.H. Foster.
- 5/10/49 Bungalow. 3 hotel units (frame & stucco, shingle tile roof). Contractor: H.H. Foster. (Permit record).
- 6/29/49 Farrell House. Addition to house, constructed by H.H. Foster & Assoc. (Permit record).
- 1950's**
- Note: In addition to the bungalows listed below, Albert Frey was credited for designing additions and alterations at the Racquet Club in 1950 and 1957. No specific reference was found to determine his exact involvement other than those specifically named below.
- 5/25/50 Alterations. Add kitchen & bath (frame & stucco, shingle tile roof). Contractor: H.H. Foster. (Permit record).
- 8/14/50 Office – Shop addition (600 s.f., frame & stucco, conc. slab, compo. roof), constructed by H.H. Foster. (Permit record).
- 8/24/50 Dining room extension (frame & stucco, conc. slab, compo. roof), constructed by Foster & Assoc. (Permit record).
- 12/19/50 Alteration of openings to Dining Room addition. Contractor: Foster & Andrews. (Permit record).
- 4/17/51 Bungalow by Clark & Frey. 4 room dwelling (frame & stucco, shingle tile roof). Contractor: Foster & Andrews. (Permit record).
- 4/20/51 Bungalow by Clark & Frey. 4 room dwelling (frame & stucco, shingle tile roof). Contractor: H.H. Foster. (Permit record).
- 9/14/55 Remodel shop. Contractor: H.H. Foster. (Permit record).
- 7/17/56 3 Bungalows constructed (frame & stucco). (Permit record).

- Late 1950's After they purchase the Racquet Club, Robert Morton and Clint Murchinson began work to enlarge club, adding 62 new living units, two new tennis courts and another swimming pool to the 58 units, four tennis courts and single pool that the Farrells had maintained.⁹
- 7/23/59 Addition of women's powder and men's toilet room (frame and masonry, 780 sq. ft. added). Contractor: Trousdale Construction Co. (Permit record).
- 7/28/59 Add new masonry maintenance building and remodel kitchen (1900 sq. ft. addition). Contractor: Trousdale Construction Co. (Permit record).
- 1960's**
- 1960 The Racquet Club Cottages, designed by William F. Cody, A.I.A. was added to the back part of the property. (These were subdivided and not part of the subject property).¹⁰
- 1961 Schiff House addition by Albert Frey.¹¹
- 1963 (estim.) Farrell house converted to be used for "a game room, private dinner parties, luncheons, cocktail parties and executive conferences."¹²
- 1964 Entrance to Farrell House changed. A canopy was installed over entrance walk w/ sun-deck luncheon area designed by John Morris and Gar Moore. (No longer remains).¹³
- 1/13/65 Fire damage repair at unknown location. (Permit record).
- 1965 (estim.) New canopy and brick entrance, new tennis court, landscaping and lighting added to the driveway.¹⁴
- 1965 (estim.) Bungalow converted for personal use of owner George and wife "Jimmie" Alexander, w/ private swimming pool built in enclosed patio.¹⁵
- 6/24/68 Dining Room remodel, including walls and walks in adjacent areas (no addition). Contractor: Q.P. Ladd. (Permit record).
- 6/24/68 Farrell House. Addition of new locker room building (frame and stucco, wood shake roof, 2,330 sq. ft. addition). Contractor: Q.P. Ladd. (Permit record).
- 5/28/69 Contemporary 2 story buildings. 2 new buildings (one 10 unit, one 6 unit) constructed. (Permit record).

- 6/12/69 Center Tennis Courts. Central tennis courts with concrete bleachers added. Building on tennis court site demolished. Contractor: Q.P. Ladd. (Permit record).
- 7/7/69 Kitchen, refrigeration room addition. (180 sq. ft. addition). Contractor: Joe Leonard. (Permit record).
- 1970's**
- 9/10/71 Addition to pro shop building (14x16 ft. addition, frame & masonry const., shake roof). Contractor: Ladd Development Corp. (Permit record).
- 7/28/72 Addition to existing office building at front of property (frame and stucco const., compo. and shake roof). Also replacement of wood front wall with 12'x150' foot long conc. block wall. Contractor: Ladd Development Corp. (Permit record).
- 1977 Hotel del Coronado Corporation "purchase comprised 22 acres, 120 rooms and suites, 12 tennis courts, 4 pools and other club facilities."¹⁶
- 1980's**
- 1983 The Colony, a condominium development was constructed, expanding the total number of residences to 89 condominiums and 45 hotel rooms. The Racquet Club had grown from the original 2 tennis courts to 12, from 1 pool to 4 pools, 4 twirl spas and 24 private pools. (Much of this was later subdivided from the subject property).¹⁷
- 6/1/83 Planning application for new parking kiosk. (Planning record).
- 4/1/85 Farrell House. Planning application for conference room addition. (Planning record)
- 9/5/85 Farrell House. Raise room height in portion of Farrell House, banquet building. Remove & replace HVAC, new lighting, add attached 8x11 room for chair & table storage. (Permit record).
- 1990's-PRESENT**
- 1999 Work under ownership of Bernie Rosenson
All buildings except bungalows – New wood shakes were installed at all of the common area buildings.
Bungalows- New carpeting, paint, new light fixtures, toilet fixtures and shutters installed throughout. Tile was repaired.
Farrell House- New pendant light fixtures installed in meeting rooms.

Bamboo Bar – remodeled.

Schiff House – New bathroom was added (south bathroom).

Bogart Room – New dance floor was installed.

Kitchen – Large air conditioning unit was place behind kitchen building (north side).

Tennis Courts – All courts were resurfaced except for 2 northwest courts.

2002 Laundry Room (South end of Housekeeping Building) was rebuilt after it suffered a fire.

SECTION 5

ARCHITECTURAL DESCRIPTION

REFERENCE NOTES

For site plan and floor plans referenced [example: (*Plan 11.1-A*)], refer to plans located in Section 11, **Appendix A**. Plan sheet pages are numbered in alphabetical order by Section 11.1, followed by Building Letter (see example).

For existing conditions photographs referenced [example: (*Fig. A.1*)], refer to photographs located in Section 11, **Appendix B**. Existing conditions photograph pages are numbered in alphabetical and numerical order by Section 11.2, followed by Building Letter and sub-page number [example: (Page 11.2-A.1)]. Figure references are listed under each individual photograph.

For historic photographs referenced [example: (*Fig. Hist-1*)], refer to photographs located in Section 11, **Appendix C**. Historic photograph pages are numbered in numerical order by Section 11.3, followed by the letter "H" and sub-page number [example: (Page 11.3-H.1)]. Figure references correspond with page numbers.

5.1 SITE AND SETTING

SITE DESCRIPTION

The Racquet Club is located northwest of the intersection of North Indian Canyon Drive (formerly known as Indian Avenue) and Racquet Club Road, in the northwestern portion of the City of Palm Springs. The street address is 2743 North Indian Canyon Drive, Palm Springs, CA 92262.

The site currently occupies approximately 10 acres. When Charlie Farrell and Ralph Bellamy purchased the land in 1932, it was part of a larger 53-acre site¹ that was subsequently subdivided (Other accounts list it as 200 acres).² It was previously undeveloped, covered with sagebrush, cactus and tamarisk trees. The closest building was 1.8 miles away.³

The first tennis courts were oriented diagonally from the old Indian Avenue (*Fig. Hist-13*). The exact reason the development started with the forty-five degree orientation towards the road is unknown. Because the original intent was limited to providing a court to play tennis, it was most likely located for optimal orientation of the sun or the strong desert winds that were a concern. As the Racquet Club continued to develop, additional structures radiated from the original origins of the tennis courts and clubhouse with the same orientation (*Fig. Hist-1*). As bungalows were added to house the guests, they were sited to maintain a distance for privacy and to create a retreat atmosphere (*Fig. Hist-13*).

SITE CHARACTER DEFINING FEATURES

Although development has continued over the years around the current site, including condominium developments immediately adjacent to the property, the setting still retains most of its original integrity. The main change to the original site is the subdivision of the original parcel. The remnant subdivision appears to still include all of the significant buildings and structures constructed within the period of significance with the exception of the Whitewater Holding tank. Netcher's Creek, which wound east-west through the middle of the current site, no longer exists and has been filled-in.

The character defining features of the site include the original forty-five degree orientation off of North Indian Canyon Drive of the earliest structures and tennis courts. Another characteristic is the location of the front entry facing North Indian Canyon Drive. Although the appearance of the entry has continually changed and has moved progressively further from the original club house building, the entry has always been maintained along the same axis which coincides with the longitudinal axis of the original club house building (*Figs. Hist-1, Hist-13*).

The other features are a result of its development as a private retreat for entertainment stars. Small cottages are scattered throughout the property. These buildings are mostly single story, small in scale and maintain a separation from each other to maintain a reasonable level of privacy. Many of the original cottages followed the winding path of Netcher's Creek. The driveway that runs east-west through the middle of the property from the Farrell House to the rear property line runs parallel and in the approximate configuration of the original creek route (*Fig. Hist-13*). Two-story residences were later introduced at the northwest portion of the property, but still largely maintain the features of the low, relatively small scale and distance between buildings.

No records were found to determine the progression of the current parking and driveway configuration although from the very earliest photographs, a parking area was always maintained at the front of the property and cars drove along the north side of Netcher's Creek further into the property, roughly where the current central driveway is located (*Fig. Hist-1*).

The character-defining features of the site are scattered placement of the buildings that maintain separation for semi-privacy; location of the main entry along the original club house axis; and remnants of the original Netcher's Creek location, indicated by the placement of several cottages and driveway oriented along its original route. These characteristics should be preserved.

5.2 DESCRIPTION OF BUILDING FEATURES

BUILDINGS

A Lobby and Office Building

Background and Setting

The Lobby and Office Building is the main point of entry for the Racquet Club. The main entry and lobby is in direct axis with the Clubhouse (Bamboo Lounge) and Dining Room (Bogart Room) Buildings. The main entry was originally just an open path created between the two first pairs of courts (Courts 1,2 and 3,4) (*Fig. Hist-13*).

An "L"-shaped brick wall was then constructed to enclose the Club (*Plan 11.1-A*), creating the courtyard with courts 3 and 4 on the south side border (*Fig. Hist-1*). On the north leg of the "L", a shed building, which served as the office, was built facing the courtyard and having the brick wall at its rear. A wood screen wall extended to partially shield the southwest end of Courts 1 and 2 with a planter in front. The main entrance consisted of a pair of doors set in a recessed alcove of the brick wall (*Fig. Hist-7*). Upon entering the double doors, guests would come immediately to a gate waiting to be let in.⁴

After successive alterations and additions, the original building was replaced with a deeper one and a return section of building was added on the main entry wall (*Fig. A.1*). The planter was also removed and a covered walkway was added to lead to the Bamboo Lounge (*Fig. A.2*). In addition, an entrance canopy was added to the front in 1965 (which was later replaced with the current one) (*Fig. A.3, A.4*) and in 1972, additional offices (*Fig. A.5, Plan 11.1-A*) were added north of the original brick wall enclosure along the edge of tennis courts 1 and 2. It currently houses the entry lobby (*Fig. A.9*), the hotel's lobby reception area (*Fig. A.7*), hotel management offices (*Fig. A.11*) and a tennis pro office (*Fig. A.1, right side*).

The building is oriented along with most of the original buildings on the forty-five degree rotation with the main property lines. It is located near the central portion of the property adjacent to North Indian Canyon Drive (*Site Plan 11.1*).

Construction Features

The building is one-story, predominantly wood-framed construction on concrete slab. The building has masonry walls on the rear side with the original masonry wall running through what are now the hotel lobby reception area and the hotel offices addition. The style of the building is California Ranch Style with a wood shake, shed roof on the courtyard side. The offices addition has pitched roofs at the perimeter, screening flat roofs on the interior to mount air conditioning units. The wood shakes were most recently replaced in 1999.

Exterior Elevation Features

The front exterior elevation is smooth plaster covered brick. The ornamentation above the entry includes a plaster medallion centered above the double-door and a multi-curved

surround set in an alcove in the masonry wall (*Fig. A.4*). The medallion is not original to the building, but the door surround is (*Fig. Hist-6*). A pair of French doors and lanterns which flank both sides are not original. The original doors were louvered doors. Low brick planters are matched on both sides of the recessed wall. A metal and fabric canopy protrudes from the entrance to the front driveway. The frame has been adorned with white latticework framing arches on all three sides and a wood cornice, which slopes to match the canopy fabric at the front. The original entry wall had no entrance canopy (*Fig. 6*). A rectangular, metal and striped fabric canopy was introduced as mentioned in 1965, (*Fig. Hist-8*) but was later replaced with the current one. (*Fig. A.3*)

The rear courtyard elevations are compatible with the original California Ranch Style of the first structures and are characterized by stucco-covered walls, wood shake-covered shed roofs, and exposed rafters. The façade of the original shed building was removed and the new "L" building protrudes further into the courtyard than the original. There was a 600 sq. ft. addition constructed in 1950 and another 14'x16' addition in 1971.

The courtyard walls are transparent, with large, picture windows and French and sliding doors across the entire elevation (*Fig. A.1, A.8*). A covered walkway spans between the Lobby and Office Building and the Clubhouse (*Fig. A.2*). The office additions to the north, constructed in 1972, are contemporary in style with smooth plaster walls and aluminum windows. They are stepped in a zigzag configuration (*Fig. A.5*). At this addition, wood shake-covered roofs slope a short distance to a parapet wall which screens mechanical equipment on a flat, built-up roof. Other than the canopy structure, most of the front of the building is partially screened by trees and vegetation. The rear elevation of the office addition is a high masonry wall that extends the length of Courts 1 and 2. (*Fig. A.13*)

Interior Features

The interior plan is organized so that the main doors enter into a rectangular entrance lobby with the main entry on its long side. The Clubhouse is immediately visible beyond the entry. A separate room is connected on the south side, which is currently used as a pro shop. To the right (north) of the entry is the hotel lobby reception area (*Fig. A.12*) and a hallway that leads towards the Bamboo Lounge. Behind the reception area in the office addition is a series of offices, meeting rooms and restrooms on both sides of a central winding corridor. All of these areas have contemporary finishes and fixtures. Finishes include wood plank flooring, painted gypsum board, and wood lattice ceiling in the lobby and reception areas; carpeting, painted gypsum board walls and ceilings with recessed fluorescent lights in the office areas; flush interior wood doors and French exterior doors.

The entry lobby and shed roofed areas of the Lobby/ Office Building are significant. These masonry walls at the edges of these areas were part of the original entrance constructed and are part of the main elements defining the early development of the Racquet Club.

Significant Character-Defining Features

The major character-defining features include the "L"-shaped masonry wall that defined the early entrance enclosure (Plan 11.1-A); the decorative plaster medallion and door surround (Fig. A.4); and the shed roof with wood shakes and exposed rafter framing (Fig. A.1, A11). There are no significant character-defining features left in the interiors. The remaining additions and alterations were constructed within the last fifty years and beyond the period of significance. The current lattice-covered entrance canopy (Fig. A.6) was constructed in the recent past and has no significance.

The significant portions of the building that were previously named above should remain and any proposed alterations or additions conform to the Secretary of Interior's Standards. Alteration of the interiors and additions of the building would be allowable because they have already been significantly altered; the additions are contemporary and have not acquired their own level of significance. The office addition portion of the building and the entrance canopy could be removed or altered.

B Clubhouse (Bamboo Lounge/ Pro Shop)

Background and Setting

The section of building (Plan 11.1-B) that now houses the Bamboo Lounge and Pro Shop is an evolution of the first building on the site. The site of the Clubhouse, originally had only a three-sided shelter that was constructed at the suggestion of the original contractor for people to watch the tennis games.⁵ It quickly evolved into a small rectilinear building with a wider section further back that was a stretched octagon in layout with bay window protrusions on both sides (Figs. Hist-1, Hist-4, Hist- 9). This octagonal section was the original location of the Bamboo Bar.

The rectilinear portion, which housed a gift shop, had group of windows centered on the original tennis courts. Further back at the end section, the bay windows on both sides with the almost octagonal roof that was centered on the swimming pool. The more rectilinear portion closer to the entry had a hip roof with wood shingles and a chimney at about the mid-point of that section. This building served as the main clubhouse and housed the Bamboo bar, which was designed by film director, Mitch Leisen.⁶

A glass-covered, open-framed building (Figs. Hist-2, Hist-5) was added on the end of the building in the late 1930's spanning in between the Clubhouse and the Kitchen and Dining building. The Garden Room, as it was called, may have been the dining room addition that was built in 1937, as it is the only visible structure built between a 1936 and 1939 photograph. It was originally intended to be used as a sun tanning area with special glass. It quickly turned into a dining room because there was a lack of space in the main dining room.⁷ After subsequent alterations and additions, the original building has been extended towards the front with a semi-octagonal extension and overhang where the current pro shop exists and widened to increase the size of the bar. The garden room was covered with board and batten and roof with wood shingles and transformed into an extension of the Clubhouse, connecting the bar and dining area.

The building was also widened, leaving no remnants of the original exterior walls except interior posts supporting the roof (*Fig. 11.1-B*). Only the front hip of the original roof remains. The portion where the chimney was located has been replaced by a short section of higher roof similar in profile to the garden room roof. The octagonal shaped section was replaced with a sloped roof to match the hip roof towards the front. Flat building, porch and walkway overhangs extend over all of the different sides of the building. It currently houses the Bamboo Lounge, pro shop and dining room.

The building is oriented along with the original tennis courts on a forty-five degree rotation with North Indian Canyon Drive (*Site Plan 11.1*). It is located between Tennis Courts 1 and 2 and the main pool and Tennis Courts 3 and 4 in the northeast quadrant of the property.

Construction Features

The building is one-story, wood-framed construction on concrete slab. The building has a combination of plaster and wood siding with numerous glazed openings. The building was originally constructed in California Ranch Style with stucco walls and a low-sloped wood shake hip roof. The roof design has retained the same design qualities, but the stucco was removed and vertical wood tongue and groove siding was added when the building was enlarged making the style more vernacular. The wood shakes were most recently replaced in 1999.

Exterior Elevation Features

The front exterior elevation facing the entry is where the current pro shop is located (*Fig. A.2, B.3*). It was used as a sundry shop through the Hotel del Coronado era and was the original gift shop. It is currently a half-octagon with a flat roof overhang of the same geometry (*Fig. B.10*). Aluminum windows extend across the entire elevation with an aluminum entry door at the right, angled wall. The only ornamentation is a wainscot constructed with half-round bamboo.

The north elevation faces Courts 1 and 2 (*Fig. B.2*). The west side of this elevation where the pro shop is located has a large picture display window. Where the pro shop meets the Bamboo Lounge it steps out wide enough for the front entry door (*Fig. B.3, right side*). The entry door (non-original) is wood with a glass lite in the shape in a tennis racquet. A flat, covered walkway spans between the Lobby/ Office Building and the Bamboo Lounge entry. A row of picture windows with some older casement windows extend almost floor to ceiling along the entire length of the Lounge Area. Since the tennis courts abut the building, chain link fence partially covers most of this elevation.

The south elevation faces the main swimming pool (*Fig. B.1*). From the pool, the many steps in the roof that show the remaining evidence of the buildings construction history are visible. Aside from the varying roofline, the elevation is also dominated by a wood porch extension on wood posts extending almost to the edge of the pool (*Fig. B.8*). Picture and steel casement windows run most of the length of this elevation in much the same fashion as the north with stained wood and glass doors located at both ends of the bar. The pro shop portion has an aluminum window wrapping from the front side, but is

mostly covered in vertical wood tongue and groove siding (*Fig. B.4*). A portion of the elevation next to that has closets used for storage, electrical and pool equipment.

Interior Features

The interior plan (*Plan 11.1-B*) is basically composed of a large rectangular room with the Pro Shop on the eastern end, the Bamboo Lounge in the middle and a dining room on the western end. It steps at several points getting wider towards the west end. There is a double row of posts that are the remnants of the locations of the original building walls. The Bamboo bar is currently centered between these columns. The original Bamboo Bar was smaller, but the original half-round layout is retained on the west end of the enlarged bar (*Fig. Hist-13*). Of significance is that the raised bamboo ceiling at the end of the bar has been maintained, even though the bamboo itself has been likely replaced. The north and east perimeter of the Lounge has seating booths. (*Fig. B.5*)

A separate room for the pro shop and display area extend from the Bamboo lounge area. All of these areas have contemporary finishes and fixtures and have been remodeled numerous times, most recently within the last five years. The style of the Bamboo Lounge retains the original Polynesian motif. Interior finishes include carpeting, wall covering, painted gypsum board, textured ceiling covering and bamboo-wrapped columns, soffits and ceilings. Various soffits and pitched bamboo and fabric-covered ceilings (*Fig. B.7*) leave no evidence of the roof changes above the space other than the original raised ceiling above the bar. Contemporary light fixtures and furnishings also continue the Polynesian design.

Significant Character-Defining Features

The Clubhouse (Bamboo Lounge/ Pro Shop) Building is highly significant. The building was the first of any buildings constructed at the Racquet Club.

*The major character-defining features include the linear building massing and fairly low-sloped wood-shake roof (*Fig. B.1, Fig. B.2*); the picture and casement window openings at the north and south end and the half-octagonal configuration of the east-building end. (*Fig. B.10*) There are no significant character-defining features left in the interiors with the exception of the remnant posts, the west end of the bar (*Fig. B.5*) (*Fig. 13*), and the raised bamboo ceiling immediately adjacent to it. Other interior features have been altered numerous times and are not significant (*Fig. B.9*). The retention of the west end of the bar and the aforementioned bamboo ceiling in the Polynesian style is significant because of its importance in its history.*

Although the original building envelope has been significantly altered, it is not reversible and the expanded building has taken on a significance of its own. The wood-shake sloped portions of the roof and the current building envelope should remain. Alterations may be made according to the Secretary of Interior Standards. More recent alterations such as the aluminum glass windows, doors and porch extension could be altered. Alteration of the interiors other than the portions mentioned would be allowable because they have already been significantly altered. These alterations are contemporary and beyond the period of significance.

C Kitchen and Dining Building (Kitchen/Bogart Room)

Background and Setting

The Bogart Room (*Plan 11.C-1*) and kitchen (*Plan 11.C-2*) that is currently connected to the Bamboo Lounge was originally a separate, stand alone building (*Fig. 4*). It served as the kitchen and first dining room for the club. As with the other buildings in the original core of the site, it continually evolved as numerous additions were made.

The original configuration of the building, shown in photographs from the late 1930's, show a central rotunda with several appendages (*Fig. 1*). The configuration of the Kitchen and Dining Building at this point consists of a large, octagonal rotunda with a multi-faceted wood-shake roof. It is topped with an octagonal cupola with louvered vents on all sides. (*Fig. C.2*) The cupola, in turn, has an octagonal wood-shake roof and a flagpole extending from its pinnacle. The southeast appendage was rectangular with a hipped roof that intersected, on its long side, with the octagonal section. A chimney was located on the south end. The other appendage was an "L"-shaped kitchen extension that connected on that northeast side of the octagon at the bottom corner of the "L". This extension has flat roofs and parapet walls.

Since that early photograph was taken, the southeast appendage was removed and the area between the octagonal section and the original garden room was filled-in with a connecting corridor to the Bamboo Lounge, a restroom and some accessory rooms. Some additions were made to the kitchen area to enlarge it, spreading it in several directions out from the original kitchen area (*Fig. Hist-14*). In addition, a stage area was added to the backside of the rotunda and a dining room addition was constructed on the remaining exposed wall of the octagonal section, squaring the south side off. Having been surrounded by later additions, no exterior wall of the original octagon has been left exposed.

The kitchen additions are covered with flat roofs with parapets at various heights, similar to the original building. The dining room extension also has a flat, built-up roof that supports air conditioning units with a wood-shake pitched roof surrounding all of the southern edges (*Fig. C.3*). There is also a wood-framed porch covering extending from the dining room addition towards the Center Courts. The original octagonal roof and cupola is still visible beyond this perimeter roof (*Fig. C.1*).

The building is oriented along with the original (*Site Plan 11.1*) tennis courts on a forty-five degree rotation with North Indian Canyon Drive. The rotunda (Bogart Room) portion of it is located on direct axis with the main entry, the pro shop and Bamboo Lounge. It is also directly north of the main swimming pool and south of the Storage Shed.

Construction Features

The building is one-story, and predominantly masonry wall construction on concrete slab with some wood-framed portions. The building has a combination of plaster and wood

siding with numerous glazed openings. The style of the building was originally constructed in California Ranch Style with stucco walls and a low-sloped wood shake, roofs. The rear kitchen area was more utilitarian, constructed of brick with flat roofs and parapets. With the new additions, the original style of the original building is less evident, having been covered with plain smooth stucco walls and large aluminum sliding glass doors on the dining room addition and painted, undecorated masonry walls at the kitchen additions.

Exterior Elevation Features

The rear kitchen areas have no decorative features and are composed of predominantly solid, flat painted brick with occasional openings of steel and glass casement windows and flush doors (*Fig. C.4*). Some of the original windows have been removed and boarded over. The west kitchen addition is wood-framed with tongue and groove vertical siding (*Fig. C.5*). The north end of the building is entirely surrounded with asphalt service driveways.

As previously mentioned, the south dining room addition is simply designed with flat, stucco-covered walls and a row of sliding glass doors at the south elevation. (*Fig. C.3*) The building corners are decorated with wood latticework. The original Ranch House Style is still evident in the wide eaves covered with wood-shakes with exposed rafters.

The remaining elevations of the building are covered with the connections to the Clubhouse Building towards the east and the Storage Extension towards the west.

Interior Features

The most significant part of the interior plan is the Bogart Room (*Site Plan 11.1-C1*), which is the area within the octagonal rotunda and served as the original dining room. Although the exterior walls of the original rotunda have been significantly altered, the octagon shape is clearly still evident in the roof and the raised ceiling below. Columns and low walls remain at the line of the original walls where they have been removed. (*Fig. C.7*) and a stepped octagonal soffit hovers over a wood dance floor within the rotunda (*Fig. C.10*). The soffit steps up and fabric is draped to rise at the center of the rotunda. A rectangular, bamboo framed opening leads to the connection with the Bamboo Lounge (*Fig. C.9*). A small, raised stage is (*Fig. C.8*) located at the opposite end with a doorway at the rear, leading to the Storage Extension. The stage is covered with draping fabric.

The dining room extension (*Site Plan 11.1-C1*) has contemporary finishes and is open in plan (*Fig. C.7*). Permit records indicate a dining room extension being built in 1950, but the addition appears in a photograph that is dated 1946. Drapes cover the sliding doors. The floor is finished with carpet and a suspended ceiling with pressed-metal ceiling panels hangs above. Exit doors are located at both ends of the room.

The kitchen addition and restrooms (*Site Plan 11.1-C2*) have all relatively recently remodeled (*Fig. C.6*). The kitchen has progressively been enlarged. First constructed in 1934, it was enlarged in 1946, 1959 and 1969. The kitchen houses all functions of a

commercial kitchen including walk-in refrigerator rooms, storage and pantry rooms, dishwashing areas, bussing stations, offices, preparation and cooking areas. The finishes are painted plaster walls, painted plaster ceilings and coated-concrete floor. Exposed wood columns are visible within the kitchen. The men's and women's restrooms that serve the dining areas and the Bamboo Lounge and are strategically located in a hall between them. The restrooms are finished with painted gypsum board walls, ceilings, vinyl tile (Fig. C.7).

Significant Character-Defining Features

The original octagonal section of the Bogart Room and roof is significant. The building was one of the first buildings constructed at the Racquet Club and was essential, serving as the primary dining area.

The major character-defining features include the walls and structure that define the octagonal plan of the rotunda; the high raised interior space underneath the rotunda; and the octagonal wood-shake roof and cupola. There are no other significant character-defining features. The interiors have been altered numerous times and are not significant and the exterior has been significantly altered many times through several additions and alterations so that other than at the roof level, no significant character-defining features are left.

The original building envelope has been significantly altered and most of the additions have not gained their own significance yet. The volume and roof of the dining room addition has gained its own significance, but the openings and lattice decoration are more recent and are not significant. The wood-shake octagonal roof and structure below should remain. Since the kitchen area has been altered numerous times and has lost much of its integrity, subsequent alterations should be permissible. In addition, alterations to the interiors of the Bogart Room and the dining room should be permissible since no original fabric other than the structure of the octagon remains. Alterations should be made according to the Secretary of Interior Standards.

D Farrell House

Background and Setting

The Farrell House is located on the central axis of the main swimming pool on its south side (Site Plan 11.1-C2). The house was sited along with the Dressing Room building subsequent to the construction of the main pool to formally address the south and west sides of the pool. The original clubhouse addressed the pool on the north side and tennis courts 3 and 4, its east side. The house originally functioned as the residence for Charlie and Virginia Farrell.

One of its earliest forms was a "U"-shaped building with a long central portion and two short returns that turned away from the pool on either side (Figs. Hist-1, Hist-3). It was originally a simpler shaped building with the western wing, which housed a spa, being added later.⁸ There have been several other alterations and additions since it was

originally constructed which has altered it significantly. In fact, its use is no longer as a residence, but as a meeting hall with large restroom and spa facilities.

The Farrell house is oriented along the same forty-five degree orientation from the former Indian Avenue. Netcher's Creek used to run along the rear of the house, but now has been replaced by the central driveway that provides access to the rear portion of the site. Additional tennis courts were added at some point on both the east and west sides of the house.

Construction Features

The building is one-story, wood-framed construction on concrete slab. The style of the building is California Ranch Style with a wood shake, hip roof. The wood shakes were most recently replaced in 1999. As a result of subsequent alterations and additions, the building configuration is no longer "U"-shaped. Successive rear additions first doubled and then almost quadrupled the depth of the original central portion of the house to form a large, rectangular meeting hall. The first expansion to double the depth of the house appears in a photograph dated 1946. The Farrell House was enlarged again in 1985 after it had already been converted to a meeting hall.

The southeastern return of the house, where Frank Bogert lived when he was the club manager, was demolished. Its location was where the easterly sidewalk is now located (*Fig. D.4*). The northwestern return of the house was either demolished or significantly altered to the point that it is not identifiable. There is currently a long rectilinear connected building that abuts the meeting hall (*Fig. D.4*). It is aligned with it in the rear, but protrudes past the front of the original house section (*Fig. D.1*). This portion was constructed in 1968. There was a masonry chimney on the east side of the house that was demolished at some unknown date, but that still existed during a circa 1980's aerial photograph and a 1982 construction drawing.

Exterior Elevation Features

The front exterior elevation is the only portion remaining from the original house (*Fig. D.1*). There is a long section of the front elevation where the entry door is located that was part of the original house with the front portion of the bathroom and spa addition protruding about 18 feet in front of it. The front is clad with board and batten siding and has a brick wainscot, which was copied at the adjacent protrusion. Brick planters on both sides of the entry door that existed as late as 1984⁹ have been removed and lost. The entire roof was either reconstructed or raised at some point, presumably during the first meeting hall addition to provide more ceiling clearance. Consequently, historic and contemporary photographs show that the front façade has a taller appearance than the original low, ranch style house. The integrity of the board and batten siding is suspect because it is seamless at the height extension and was most likely replaced when the roof was raised.

There is a central paneled entry door with Corinthian doorframe (*Fig. D.5, D.9*). Since the Farrell House was known as "the house with the red door",^{9B} its current red color has some significance, although the doorframe was not originally red as it currently is. The

entry door itself was replaced with a new door with panic hardware and applied detailing to mimic the original panel pattern. There are two lantern light fixtures on both sides of the door, but they are contemporary and have been placed lower and wider than the original locations. A divided lite bay window is located to the right of the entry door (*Fig. D.6*). There is also a divided lite corner window on the opposite side. This corner window was altered when the eastern building wing adjacent to it was cut off. The adjacent protrusion of the spa and restroom building is similarly clad with board and batten and has a single bay window centered on the front similar to the original house (*Fig. D.1, Right Side*).

All the side and rear facades are all additions or alterations to the original building. The east façade is delineated by the return portion of the corner window towards the front, a plaster-covered bump out that incorporates the remnant of the original fireplace and flush contemporary exit doors and stucco that cover the rear additions (*Fig. D.4*). The west façade contains offices, large restrooms and spa facilities that run the entire length (*Fig. D.3*). The walls are sided with board and batten and continue the brick wainscot design. There is a central door with two divided lite windows on both sides. Further out, the building steps back slightly with a recessed door that is mirrored on both sides. A gable porch overhang with decorative knee-brace brackets cover the two recessed doors (*Fig. D.4*). There is a retaining wall at the south (rear) side as the grade slopes up.

The rear elevation steps at the roof level where the restroom and spa section meets the higher meeting room section (*Fig. D.2*). The board and batten siding is continued and two large divided lite windows are evenly spaced in the meeting room addition. A low plaster wall mimics the brick wainscot design elsewhere. The lower restroom and spa roof has a dormer vent.

The gable roofs of the meeting room addition encircle a flat roof that contains air conditioning units. These are relatively well-screened from view. Another feature to note is that the additions come close to, but manage to avoid the removal of two tall trees at the rear of the house (*Fig. D.2*).

Interior Features

The interior plan (*Plan 11.2-b*) is organized as a large rectangular meeting room that adjoins a longer, but more narrow rectangular section on its long side (*Fig. D.7*). The longer section houses men's and women's locker rooms, restrooms, saunas, massage rooms and offices. All of these areas have contemporary finishes and fixtures (*Fig. D.8*). Finishes include carpeting, ceramic tile, and painted gypsum board. The meeting room has been completely remodeled and any original interior partitions were removed. It is a large, open room with carpeting, painted gypsum board walls and ceiling with contemporary pendant lights.

Significant Character-Defining Features

The Farrell House is significant because it is one of the first structures constructed and part of the main organizational core. It also was the primary residence for the Racquet Club's owners, Charles and Virginia Farrell, for many years during its period of

significance. Unfortunately, however, the building has lost much of its original integrity due to the many alterations.

The major character-defining features include the small scale massing with wood shake-covered gable roof (Fig. D.1); the front façade design features with board and batten siding and brick wainscot; the original divided-lite bay window adjacent to the entry door (Fig. D.6); the Corinthian doorframe and red, paneled door entry (Fig. D.5, D.9). There are no significant character-defining features left in the interiors. The remaining additions and alterations were constructed within the last fifty years and beyond the period of significance. In fact, the additions did not follow the Secretary of Interior's Standards and in some instances create a false sense of history.

Since the impact of the additions and alterations are not reversible and there is no adequate documentation of the original house, there is no clearly definable scheme to restore the original features. The original main entry façade, doors, bay window and roof should remain and any proposed alterations conform to the Secretary of Interior's Standards. Alteration of interior finishes and previously altered and added portions of the building would be allowable because they have not yet acquired their own level of significance.

E Cottage Building (Maintenance Office/Early Cottages)

Background and Setting

The residential units at the Cottage Building are the oldest guest quarters that were built on the property. As described in the Site History, these units were constructed in order to secure a construction loan to build additional tennis courts. At one point, the largest unit where the maintenance office is located now was purchased by Spencer Tracy and remodeled as a more private retreat where he often stayed with Katherine Hepburn.¹⁰

The building is oriented parallel to the north property line and abuts it almost at the halfway point of the property depth (*Site Plan 11.1*). The property line bound it on the north, the Housekeeping Building on the west, the Shed Building on the east and an asphalt service driveway on the south. A concrete block retaining wall borders the service driveway as it slopes down towards the east. The building is currently exposed with sparse landscaping in front that includes grass, some bushes and a palm tree (*Fig. E.6*). However, many of the original Eucalyptus trees that were planted at the property line are located in the back and have now grown to a tall, mature height.

Construction Features

The Cottage Building is a one-story, wood-framed structure on concrete slab. The building is vernacular in style with gabled roof, horizontal wood siding, and sash windows. The building is composed of a long rectilinear building adjoined with a taller, squarer building in an "L" configuration. The eaves extend further for shelter at the entry doors, breaking the otherwise straight, horizontal plane of the roof eave. The roof is currently covered with asphalt composition roofing sheets covering previously installed

asphalt composition shingles. Some supplemental air conditioning units were added on the roof as well as side-mounted on the wall.

Exterior Elevation Features

The exterior elevations are of simple design, characterized by the horizontal wood siding and flat 1x trim at the building corners and surrounding the doors and windows. The wall planes are relatively flat, making the porch extensions a prominent character-defining design feature (*Fig. E.3*). Doors and windows are paired rhythmically along the length of the south façade in an alternating mirrored pattern, reflecting the interior plan of paired units (*Fig. E.3, Plan 11.1-E*). The inside corner of the "L" configuration contains a recess for two doors and windows at that location (*Fig. E.4*). Several of the doors are original panel doors, while many of them have been replaced with contemporary flush doors. A few window openings on the southwest portion of the building have been filled-in with solid walls or air conditioners and a few replaced with aluminum sliding windows (*Fig. E.5*). The remaining elevations are similar, but have only windows and no doors.

The south side elevation was significantly altered when an infill connection was constructed to connect the Housekeeping Building and the Cottage Building (*Fig. E.7, F.2*). Although some of the siding still remains on that side, much of it has been removed or damaged. The lower portion of the south roof was framed over by the connecting roof and most of the eave rafters and roof overhang was cut off.

Interior Features

The interior plan in the linear portion is composed of what were six studio units with a common bathroom between each pair of units (*Plan 11.1-E*). Two of the units on the south side were demolished and combined to form a large room with kitchenette (*Fig. E.5*). The return portion contains an additional studio unit (*Fig. E.2*) and bathroom. This unit was subsequently combined with the large room with kitchenette by means of an opening between the two. At the end of the return is a larger unit that has subsequently been turned into the maintenance office. When it was no longer used as a residence, the maintenance office was altered to accommodate office and storage space and all of the original interior features have been lost (*Fig. E.8*).

The remaining interior finishes have all been replaced at some point. Gypsum board with wall covering or paint replaced much of the original wall and ceiling finish. New base and crown molding was installed; door and window trim replaced the original and most of the original plumbing fixtures were replaced. The four northern units, however, retain much of its original wall configuration although the finishes have been replaced.

Significant Character-Defining Features

The Cottage Building is significant because it is the only remnant of the earliest of the Racquet Club's guest quarters. These cottage units are an integral part of the Racquet Club's use during its period of significance, housing many movie stars of the period, including, Spencer Tracy. The major character-defining features include the small scale "L"-shaped massing; vernacular design with horizontal wood siding, double-hung

windows and gable roof; the entry porch overhang (Fig. E.6). An example of the remaining unit plans with the paired studios and common bathroom should be preserved.

The interior finishes have been significantly altered and lost their integrity and the south units have been significantly altered. This building should be preserved if possible. However, it is noted at this time, much of the building is deteriorating and further investigation of the structural integrity and integrity of the wood is recommended. It is recommended that it be rehabilitated and any proposed alterations conform to the Secretary of Interior's Standards for Rehabilitation. A possible use may be to demolish some of the surrounding storage and maintenance buildings and consolidate the uses within this building. The infill connection with the Housekeeping Building is an intrusion and should be removed. Alteration of interior finishes and previously altered portions of the building would be allowable because they are not significant.

F Housekeeping Building

Background and Setting

The Housekeeping Building houses laundry and housekeeping facilities, restrooms and assorted storage areas and is connected to the Cottage Building by means of a roofed infill connecting the buildings (Fig. F.2, F.5, F.6). The building and infill connection was constructed most likely in 1959 when permit records indicate a masonry maintenance building was constructed. It was not present in a 1948 photograph (Fig. Hist-13), but was present in a 1967 photograph (Fig. Hist-11).

The building is located at the north central portion of the property and is aligned perpendicular to the north property line, abutting it on the north side of the building (Site Plan 11.1). The back (west side) of the building adjoins the northwest tennis courts along its entire short (end) side and is sited in close proximity, west of the Cottage Building. The building is fronted on the south and southeast sides with an asphalt service drive (Fig. F.2). The massing is long and rectangular and is wider at the laundry room (Fig. F.2). With its connection to the Cottage Building, it forms an "L" shaped grouping of buildings (Plan 11.1-F). A lean-to storage shed was added onto the south side (Fig. F.7).

Construction Features

The building is one-story, mostly wood-framed construction with a concrete block rear wall and partial north and south walls. The building is constructed over a concrete slab on grade. The style of the building is utilitarian with flat built-up roofs ending with vertical fascias. There are air conditioning units located on the roof and exhaust ducts penetrating the top and side.

Exterior Elevation Features

Other than concrete block, the majority of the remaining building is faced with painted T-111 plywood (Fig. F.1). This was used when a portion of the building was constructed due to a 2002 fire. All of the windows are located on the east elevation. One of the window openings is a wood picture window with applied muntins overlaid while another

has been boarded up. Other minor characteristics on the façade include a small wall-mounted air conditioning unit and security lighting on the roof.

Interior Features

The housekeeping building is laid out in a series of storage rooms, restrooms and ending with a wider laundry and housekeeping room (*Plan 11.1-F*). The interiors are undecorated with painted gypsum board walls and ceilings and bare concrete in the laundry and housekeeping areas (*Fig. F.3*). The storage rooms are completely unfinished with concrete floors and exposed wood framing and concrete block (*Fig. F.4*).

Significant Character-Defining Features

*This building is contemporary and much of it was recently rebuilt. There are no significant character-defining features that would require preservation of the buildings or prohibit alterations to them. In fact, the infill connection to the Cottage Building was a poorly planned addition that destroyed some historic fabric when it altered and covered the west side of that building (*Fig. F.2*). It also obstructs the view of the west elevation and does not leave the extent of original building clearly defined. Removal of the housekeeping building is preferred, although optional, but the infill connection should be removed because it is an intrusion that negatively affects character-defining features of the Cottage Building.*

G Shed Building (Storage Building)

Background and Setting

The Shed Building is a shed building with a porch at the rear (north) side of the building (*Plan 11.1-G*). There was no record found of its exact construction date, but was constructed at an early date. It was originally used as supplemental housing for some of the employees because it was hard to get employees without finding them place to live.¹¹ It is very small in size and there is no interior plumbing.

It is located at the north property line, north of the kitchen and Bogart Room building (*Site Plan 11.1*). The setting is secluded and numerous trees hide most of the building. The building mass is small in scale. The high point of the shed roof is on the north side and it slopes down towards south side. It is rectilinear with the porch running the entire length of the north side and aligned with the north property line.

Construction and Exterior Elevation Features

The building is one-story, wood-framed construction on concrete slab. The building is vernacular in design and is clad with wood board and batten siding punctuated periodically with wood casement windows and wood panel doors. The porch was replaced at some point with metal panels (*Fig. G.3*). The roof was also replaced with an asphalt composition roof over a new plywood diaphragm. Many original doors still remain, although some door openings have been framed in and most of the screen doors have been removed (*Fig. G.4*).

Interior Features

The interior layout is a series of connected in a single row. The rooms are currently used for storage and have shelving and closets constructed in them (*Fig. G.5*). Electrical was installed using exposed conduit.

The condition of the building is very poor. It is visibly leaning and many of the exterior siding boards and batten are missing or broken. The porch has deteriorated significantly. Much of the deck is missing and the remaining is damaged and sagging. The porch posts are also leaning.

Significant Character-Defining Features

This building is an example of a vernacular building on the site and was constructed during the period of significance. However, the building has lost much of its integrity and is in extremely poor condition. Also, it was not an important and significantly used building at the club and was deliberately not meant to be seen by the guests. It could not be rehabilitated without a significant loss of original material. There are also no significant character-defining features that would justify requiring the building to be rehabilitated. Therefore, if the building is not repaired and rehabilitated, there is no significant reason that it could not be removed.

H Maintenance Buildings/Storage Extension

Background and Setting

This building is actually a grouping of three abutting, but separately constructed one-story buildings that serve as office space and storage area for the maintenance of the Racquet Club and additional storage to serve the dining areas. (*Plan 11.1-H*) The buildings were constructed at separate times. A circa 1980's photograph shows only the two maintenance buildings separate from the building housing the kitchen and Bogart Room (*Fig. Hist-14*) The storage extension, connecting those buildings was added at some point after the photograph, connecting diagonally from the back of the Bogart room stage and kitchen to the rear of the two maintenance buildings.

They are located at the north central portion of the property. The maintenance buildings (*Fig. H.1*) and the storage extension are not aligned to any previous building orientation or property line. They are also not in alignment with each other. It appears that the maintenance buildings were sited first to fit within the available area and the storage extension was oriented only because it was an infill connection between buildings. The massing is two offset rectangular buildings (the maintenance buildings) with a linear rectangular building (storage extension) connecting it to the kitchen and Bogart Room.

Construction and Exterior Elevation Features

The buildings are one-story, wood-framed construction. The main maintenance building is raised on concrete blocks while the remaining buildings are constructed on concrete slab. The style of the buildings is a purely utilitarian. They have flat built-up roofs with vertical fascias. (*Fig. H.3*) The two maintenance buildings are faced with wood board and batten while the storage extension is faced with painted T-111 plywood. (*Fig. H.2*) The

few window openings are aluminum sliders and doors are flush wood doors. Other minor characteristics on the façade include some exposed conduit and small wall-mounted air conditioning units.

Interior Features

The interior plans of the two maintenance buildings consist of two rooms each in a shotgun layout. (*Plan 11.1-H*) The south one was used as an office, while the north one primarily as storage. The interiors are simple with painted gypsum board and carpet. (*Fig. H.6*) The storage extension (*Fig. H.5*) is post and beam construction and is primarily a large open space with an auxiliary storage room on the north end and a separated storage room on the west end. The open space is encroached by posts as required. It is unfinished with exposed wood wall and roof framing and bare concrete floor. It is lighted with suspended fluorescent fixtures.

Significant Character-Defining Features

This grouping of buildings is contemporary and did not exist during the period of significance. They are not visible during a 1967 photograph (Fig. Hist-11) As mentioned, the storage extension did not exist during a circa 1980's photograph (Fig. Hist-14). There are no significant character-defining features that would require preservation of the buildings or prohibit alterations to them. In fact, the storage extension was a poorly planned intrusion that destroyed some historic fabric when it connected to the Bogart Room and kitchen. It also obstructs the view of a portion of the west elevation and does not leave the original building clearly defined and separate. Removal of these buildings is recommended.

I Contemporary 2 Story Buildings, (I.1) – Units 73-81, (I.2) – Units 68-72

Background and Setting

There are two contemporary 2-story buildings that were added to the Racquet Club in 1969. They are located at the rear, northwest corner of the property. (*Site Plan 11.1*) Although they are larger buildings than the original bungalows, they still retain much of the setting characteristics of separation between buildings and are semi-sheltered by trees. Building I.1 is larger (*Plan 11.1-I.1-1,2*), with five units on the first floor and four additional units on the second. Building I.2 (*Plan 11.1-I.2-1,2*) is smaller, with five units on the first floor with only a loft that is connected to one of the first floor units on the second story. The two buildings are variations of the same basic plan. The massing is modular with varying setbacks similar to the original bungalows. They are aligned with the north property line.

Construction Features

The buildings are two-story, wood-framed construction on concrete slab. The style of the buildings is modern with some Prairie Style design characteristics. They have wide, flat eave overhangs, low-sloped hip roofs, simple ornamentation, smooth stucco finish and high vertical window openings (*Fig. I.1-1*).

Exterior Elevation Features

The exterior elevations are a series of offset planes. They are simple, flat stucco walls with floor to ceiling glass windows and sliding doors (*Fig. I.1-3*). These give the glass a tall, vertical orientation only broken by the floor plane and exterior balconies (*Fig. I.2-2*). As previously mentioned, the roof is characterized by a low-slope hip roof over the second floor levels and a straight parapet and flat roof where it is only one-story (*Fig. I.2-1*). The only ornamentation is provided on the decorative posts of the metal picket balcony railing (*Fig. I.1-3*) and the patterned perforated concrete block patio enclosure walls at the first floor (*Fig. I.1-4*). Additional solid vertical planes are introduced at the solid, stucco-covered sides of one end of each balcony.

Interior Features

The interior plan consists of four studio units flanking a larger two-story unit (*Plans 11.1-1.1-1, 2; 11.1-1.2-1, 2*). The larger unit has a large, open room, kitchen and bathroom on the ground floor and a bedroom and bathroom on the second floor. The studio units have one open room and a bathroom. Two of the four units also have a protruding dining or entry room with a kitchenette located in an adjacent closet (*Fig. I.1-6*). The rooms are finished with painted gypsum board, carpet and painted gypsum board ceilings and have been updated since they were constructed (*Fig. I.2-3*). The light fixtures, plumbing fixtures and bathroom decor are contemporary for the period (*Fig. I.1-7*).

Significant Character-Defining Features

These two buildings are contemporary and did not exist during the period of significance. There are no significant character-defining features that would require preservation of the buildings or prohibit alterations to them.

- J Bungalows (Albert Frey), (J1) – Bungalow Units 54, 55 and 56,
 (J2) – Bungalow Units 57, 58 and 59, (J3) - Bungalow Units 60, 61 and 62,
 (J4) - Bungalow Units 63, 64 and 65, (J5) - Bungalow Unit 66,
 (J6) – Bungalow Units 32, 33 and 34, (J7) – Bungalow Units 35, 36 and 37,
 (J8) – Bungalow Units 38, 39 and 40, (J9) – Bungalow Units 41, 42 and 43**

Background and Setting

There are nine bungalow buildings scattered throughout the central and western portion of the property (*Plans 11.1*). They were constructed and used as guest cottages. Two of the original bungalows were converted to meeting rooms and are now classified as the Boardroom Buildings. One was added onto and is now called the Schiff House. Two of them were also demolished and replaced with the three end tennis courts at the south end of the property. By 1948, a photograph (*Fig. Hist-13*) shows only buildings J6, J7, J8, L1, L2 and the two bungalows that were later demolished (*Fig. Hist-14*). The remaining ones were constructed later.

The bungalows are variations of two types of plan layouts, with a third being an alteration of one of them. There is a small, three-unit layout as seen in Bungalows J6, J7, J8 and J9 (*Plans 11.1-J.6, J.7, J.8, J.9*) and a larger, three-unit layout with kitchen, as seen in Bungalows J1, J2, J3 and J4 (*Plans 11.1-J.1, J.2, J.3, J.4*). The third type of layout is

seen in Bungalow J5. This is a modified version of the small, three-unit layout with some additional built area and remodeled bathrooms. It has also been converted to a single unit.

The bungalows are not aligned, but oriented at various angles (*Site Plan 11.1*). Five of the buildings (Bungalows J1, J2, J3, J4 and J5) are sited roughly along the route of the original Netcher's Creek. The other four buildings (Bungalows J6, J7, J8 and J9) are oriented in a rough semi-circle at the south central portion of the site. They are mostly landscaped all around with trees, grass and some bushes. The bungalows are generally kept away from each other and from parking and driveways, fulfilling the original intent of providing private retreats for the guests.

Construction Features

The buildings are one-story, wood-framed construction on concrete slab. The style of the building is typical California Ranch House Style with a painted stucco exterior and wood shake, gable roof (*Fig. J.11*). Most of the wood shakes appear to have been replaced at some unknown date. There is a masonry chimney that protrudes at the apex of the gable. The windows are fixed steel picture windows and steel casement windows typical of post-war buildings during that period.

Exterior Elevation Features

The front exterior elevations (*Fig. J.1*) consist of a protruding façade approximate one-third the length of the building, while the remainder steps back two different degrees of depth. The recesses form a porch area (*Fig. J.4*). The middle recess is the deepest and defines the main entry area. The roof is mainly rectangular and is straight across the front, covering the porch area and is supported by wood posts where the recesses occur. The porch slab and walkway to the entry are relatively recent alterations.

In addition, painted concrete masonry walls have been added to enclose a private porch in the front of the building off the protruding bedroom side (*Fig. J.9*). Three pairs of French doors with sidelites have replaced the original two exterior bedroom doors at both ends and main entry in the middle. There is a single flush door where the exterior storage room occurs. Most of these storage doors appear to be the original doors. Contemporary lantern light fixtures have been installed adjacent to many of the doors.

The rear elevation (*Fig. J.2*) is relatively simple and flat with one step in the building plane at the corner of the main living area. This also coincides with a single jog in the otherwise rectangular roof. At this jog in the plan, there is wide window that wraps the protruding corner of the living room (*Fig. J.3*). This column free corner window is the single element of the building, which reveals the modernist style of its architect. The remaining three windows at the rear are simple metal casement windows that occur where the bathrooms are located. Flush doors cover some rear and side mechanical and storage areas.

The side elevations are plain, solid stucco, punctuated with a single steel casement and picture windows. In some cases, there is a French door with an additional private

concrete wall-enclosed patio. Exposed conduit has been placed intermittently around the exterior and several wall-mounted air conditioning units penetrate some exterior walls. Other later alterations include the use of lattice screen walls to cover mechanical equipment in several areas.

Interior Features

The interior plan is roughly composed of three (or four, in the larger units with kitchens) separate rectangular modules, of varying depths (*Plans 11.1-J.1, J.9*). The two end modules are basically bedrooms in front and bathrooms and closets in the rear. The middle module is a single large room with closets and a fireplace on the side. The larger unit is similar with the exception of another module in the middle, which has a kitchen in front, a bathroom and closet in the rear and a hallway in between.

The interior finishes have been significantly altered. New carpet, paint, doors, trim and molding have replaced the original throughout (*Fig. J.6*). New fixtures and accessories have been installed in the bathrooms (*Fig. J.5*). New tile has been installed in the bathrooms, although remnants of what appear to be the original tile remain in several of the shower and bathtub areas. Wood shutters have been added. Kitchen cabinets and appliances have been replaced (*Fig. J.8*). The original fireplaces still remain, although new surrounds have replaced the original (*Fig. J.9*). New outlets, switches and light fixtures have replaced the original. One interesting detail that corresponds with the corner living room window previously mentioned is a ledge that occurs on the interior, deepening the sill of the window (*Fig. J.6*). It still remains on most windows, but has been removed in some of the units.

Significant Character-Defining Features

The bungalows are significant because they are an integral part of the Racquet Club's development as a resort during its period of significance. In addition, a noted architect, Albert Frey, designed them. The major character-defining features include the small scale massing with wood shake-covered gable roof (Fig. J.1, J.11); the mostly rectangular configuration with steps in the building plane, (Fig. J.3) the recessed porch area (Fig. J.4); the relatively solid wall planes punctuated with steel casement and picture windows; the semi-private setting maintained by building separation; and the simple, modular plan which largely remains intact.

The interior finishes have been significantly altered and lost their integrity and the original doors (both interior and exterior) and front bedroom openings also have been significantly altered. These buildings should generally remain and any proposed alterations conform to the Secretary of Interior's Standards. However, because they have been significantly altered and their significance is derived more as a collection of bungalows rather than an individual building, select bungalows may be removed without adversely impacting the bungalows as a whole. Alteration of interior finishes and previously altered portions of the building would be allowable because they have not acquired their own level of significance.

K Schiff House (Albert Frey Addition)

Background and Setting

The Schiff House is an alteration of an original bungalow building designed by Albert Frey. This is an addition to what was originally the larger, three-unit layout with kitchen. The house is sited at the southwest end of the semi-circle formed by Bungalows J6, J7, J8 and J9 (*Site Plan 11.1*). It is bounded by the south property line towards the south and the original water holding tanks towards the west. Bungalow J9 is situated in close proximity to the north. The parking area has currently been extended to the edge of the pool screen wall and house entry on the east with a carport added northeast, adjacent to the house.

Construction Features

The original building and addition is one-story, wood-framed construction on concrete slab. The overall massing of the building was severely altered by the house addition. The front elevation is dominated by the semi-circular pool extension and bedroom extension on the opposite side of the entry door (*Fig. K.1, K.2*). The sides and rear retain a rectangular form. The original rear-building jog was eliminated through the addition of storage rooms in the rear.

The architectural style was transformed from typical California Bungalow style to Frey's desert modern style with flat roof overhangs and upturned curves at the eaves (*Fig. K.2*). Modern materials were introduced. The pool is surrounded by metal and glass sliding doors (*Fig. K.5*). The semi-circular end is in turn echoed by a corrugated metal screen wall, which harbors a private planter area. Other than the front addition, the rear exterior materials and roof have remained relatively unchanged. The newer flat roof extends from the original rectangular gable roof, which still is covered with wood shakes. Mechanical screens on top of the roof, visible in historic photographs have been previously removed. The original masonry chimney still protrudes at the apex of the gable. Many of the original post-war steel windows still remain on the north and west (rear) elevations.

Exterior Elevation Features

The front exterior elevation, as previously mentioned, is defined by a semi-circular, corrugated metal screen wall on a stepped, concrete retaining wall (*Fig. K.1*). Behind it, about one-fourth of the semi-circular steel and glass pool enclosure is visible at its upper portion. The semi-circle is strongly re-emphasized with the curved eave overhanging above the enclosure. On the other side, along the front of the building, the curved eave continues straight across. The bedroom addition at the front juts out with distinctive rounded wall corners. The main entry is recessed between these two protruding elements and is lighted by a circular skylight in the roof (*Fig. K.3*). The entry is composed of a single door flanked with full-height, glass sidelites.

The rear elevation is relatively simple and unaltered with the exception of the building being flattened by the infill of the existing building recess with additional storage areas. The south elevation is new as there was a bedroom and storage room addition on that side.

The side elevations reveal the transition of architectural styles, showing the connection between the gable roof of the original bungalow and the relatively flat roof with curved overhang of the modern addition. A smooth stucco finish has been maintained throughout. Exposed conduit has been placed intermittently around the exterior and exposed air conditioning units and ducts are visible on the rear elevation and pool enclosure roof.

Interior Features

The interior layout still maintains roughly the same division of major spaces as the original plan. However, the building was added to in the front, creating an entry foyer in front of the original living room and adding a dining room in front of the kitchen. An additional bedroom was added in front of the north wing, while the bedroom and bathroom configuration in the original portion has been roughly retained. The kitchen (Fig. K.7), hall, and bath of the central module have been roughly retained as well with some alterations.

The southern module was completely altered with the bedroom being moved to the rear, the bathroom being moved towards the front (Fig. K.9). A pool bar (Fig. K.6, K.8) was also added in front of the original building wall. In addition, another bedroom and storage area were built onto the south end of the building. Finally, the pool and pool enclosure were added to the south, front portion of the house (Fig. K.5). Circular skylights were installed in the pool roof as well as in the ceiling of both of the added bedrooms.

The interior finishes have been significantly altered even after the alterations by Frey in 1960. They have been replaced with contemporary finishes. New carpet, paint, doors, trim and molding have replaced the original throughout. New fixtures and accessories have been installed in the bathrooms (Fig. K.10). New tile has been installed in the bathrooms, although remnants of what appear to be the original tile remain in the bathtub surround and shower walls of the two remaining original bathrooms. Wood shutters have been added. Kitchen cabinets and appliances have been replaced. The tile on the pool bar counters and floor has been replaced. The original fireplace still remains, although new surrounds have replaced the original. New outlets, switches and light fixtures have replaced the original.

Significant Character-Defining Features

The Schiff House is significant because it is an example of modern architecture designed by the late, noted architect, Albert Frey. Although the alterations are less than fifty years old, the date of the alterations is approaching that time duration and it is a good example of the desert modern architecture that he defined. The major character-defining features include the semi-circular glass and metal pool enclosure (Fig. K.5); the flat roof with curved overhangs (Fig. K.2); the curvilinear pool; the corrugated metal screen wall and stepped retaining wall; the circular skylights; the curved wall corners of the protruding bedroom addition in the front; the extant wood shake-covered gable roof; and the semi-private setting maintained by building separation.

The interior finishes have been significantly altered and have lost their integrity. The house should be preserved and any proposed alterations conform to the Secretary of Interior's Standards. It is especially noted that it is important to preserve the modern style features of the house including the pool enclosure, roof overhang and skylights. Alteration of interior finishes and previously altered portions of the building would be allowable because they are contemporary and have not acquired their own level of significance. Previously altered portions include the south bathroom, which was completely remodeled in 1999. However, the plan should generally be maintained unless evidence can be provided that they were not original at the time of Frey's alteration.

L Boardroom Buildings, (L1) – Boardroom 1 and (L2) – Boardroom 2

Background and Setting

The two buildings located at the front, southeast corner of the property are currently used as boardrooms (*Site Plan 11.1*). They were originally constructed as guest cottages, but were converted at some unknown date. The plan layout originally conformed to the small, three-unit layout similar to Bungalows J6, J7, J8 and J9, which are the closest bungalows in proximity to these buildings. They were constructed at the same time as Bungalows J6, J7 and J8. When the buildings were altered, the stepped recesses of the original building design were filled-in, making the buildings completely rectangular in plan.

They are oriented diagonally from North Indian Canyon Drive. They were sited along the banks of the former Netcher's Creek, similar to the other bungalows built at the same time. There are several mature trees immediately west of the two buildings that appear to be from the original construction.

Construction Features

The buildings are one-story, wood-framed construction on concrete slab. The style of the building is typical California Bungalow with a painted stucco exterior and wood shake, gable roof (*Fig. L1.1, L2.1*). There is a masonry chimney that protrudes at the apex of the gable. The front entry elevations, however, are clad with wood board and batten siding coinciding with the area of the building addition. Both buildings also have a wood veranda constructed later along the entire front elevation, which covers a concrete patio and the entry doors (*Fig. L1.1, L2.2*). The veranda is an open structure consisting of a beam on posts framing the open side and purlins on top of the beam. The purlins span to and hang on a ledger at the exterior building wall. A row of sub-purlins on top provides shading.

Exterior Elevation Features

The front exterior elevation consists of two metal sliding glass doors on both sides of a large, picture window and French door at the main entry (*Fig. L2.1*). These openings were altered at the time of the building conversion. Contemporary lantern light fixtures flank the entry doors and across the front elevation. At the rear elevation of L1-Boardroom 1, a pair of French doors was added for additional exiting from the main

meeting room. The two original metal casement windows remain at the rear, building corner where the bathrooms are located. These two windows also remain at the rear elevation of L2-Boardroom 2, although a solid panel single-leaf exit door is used instead of the pair of French doors. In addition, the original casement window remains in the middle of the rear elevation. However, the return section of the window corner was removed and the end framed in when the building envelope was altered. A shed lean-to water closet was added on the left, rear elevation of Building L1. The sides are plain, solid stucco with the exception of a rectangular window opening on the west (side) elevation of Building L2 (*Fig. L2.1, left*).

Interior Features

The interiors consist of a large, open and rectangular meeting room that occupies most of the right portion of the building area, oriented from the front entry (*Fig. L2.3*). The interior walls were removed to create the larger room and glue-laminated beams were introduced to span the longer distance. The meeting rooms are finished with wood wall-paneling, carpet and texture ceiling. The light fixtures are surface-mounted fluorescent boxes. The original fireplace still remains, although it has a new brick surround (*Fig. L2.3*). There is a smaller, rectangular meeting room located on the other front corner of the building. The wall finishes in the remainder of the building are painted gypsum board or plaster. There are storage closets between the two meeting rooms. A wet bar was also installed between the two meetings rooms in Building L2. The original bathroom layouts remain in the rear, left corner of the buildings. However, the bathrooms have new fixtures and finishes. Building L1 retained the toilet and sink portion of the original second bathroom, although the fixtures and finishes have been replaced. In Building L2, the second bathroom was replaced with a kitchen.

Significant Character-Defining Features

These two buildings have some significance because they were part of the original development of cottages in 1945. However, the cottages have lost most of their integrity. The building footprint and roof outline has changed, the roof materials replaced, the front building material altered, most of the original window and door openings altered, a large majority of the original walls have been removed and finishes and fixtures have all been replaced. The use was also changed to be used as meeting facilities. Because of the previous alterations, which removed or altered historic fabric, the interior layouts, finishes and openings can be altered where they were already altered. It is desirable for the buildings themselves to remain, but as mentioned, they have lost most of their integrity. Removal of these buildings is possible because of this loss of integrity.

SITE FEATURES

M Tennis Courts

Background and Setting

There are currently twelve tennis courts at the Racquet Club. They are grouped into three sets of two courts each and one set of six courts (*Plans 11.1*). The two original courts

(Courts 1 and 2)(Fig. M.1) are located at the northeast corner of the property, immediately adjacent to the north side of the Bamboo Lounge. The next oldest courts (Courts 3 and 4) (Fig. M.2), which were expanded with four additional courts, extend south of the Bamboo Lounge and main entry and southeast of the main pool and Farrell House. In addition, there is a pair of courts (Center Courts) (Fig. M.3) west of the main pool and northwest of the Farrell House that is recessed with seating steps on the north side. The final pair of courts (Northwest Courts) (Fig. M.4) is located on the north property line between the housekeeping buildings and the contemporary 2 story residence buildings.

All of the tennis courts are concrete hardcourts and have been resurfaced and restriped to maintain a good-condition playing surface. They were all resurfaced with the exception of the Northwest Courts in 1999. They have also been upgraded with chain-link separation fences and replacement nets.

None of the original braced, wood fences from the original courts 1 and 2 or courts 3 and 4 remain. There are several original wood posts that appear to be from the original fence on the northwest side of courts 1 and 2 that remain, but are in poor condition. The fences from the original courts have been replaced by chain link. The fence at the southeast side of Courts 1 and 2 was replaced by a block wall that forms the rear wall of the hotel office extension (Fig A.13). The Center Courts are contemporary and have always been surrounded by chain link fence. The northwest courts are bounded on the west side and partially on the south side by chain link fence. The north and east sides are surrounded by the original wood fence that is in fair, but damaged condition. The wood fence is constructed of wood posts, braced at the top and with three horizontal members below. It is faced with vertical boards, each cut at the top to form a single, central point.

Lighting has been added to most of the courts. The original tennis Court 2 was converted to a site for a pavilion during its use as a Hotel del Coronado Resort and later as a basketball court according to 1996 Alta Survey. It was subsequently restored as a tennis court.

Significance

The tennis courts were the central focus of the Racquet Club and the reason for its existence. Courts 1 and 2 are of primary significance because they are the origination point of the Racquet Club development, and the first feature constructed on the site (Fig. 13). Courts 3 and 4 were installed closely thereafter and were in place at the time the Racquet Club was formed (Fig. Hist-13). However, they have been significantly altered and have become less important as the club developed. It isn't known when the Northwest Courts were installed, but they didn't exist in a 1948 photograph (Fig. Hist-13) and do not have the significance of the original courts. In addition, the Center Courts are a relatively recent addition in 1969 and the four additional courts south of Courts 3 and 4 are later additions.

Courts 1 and 2 are significant character-defining features and should be preserved although they have been altered. Courts 3 and 4 have been significantly altered and have

lost much of their integrity. These courts and the remaining tennis courts are either not significant or have lost their integrity, which allows them to be altered or removed.

N Main Pool

Background and Setting

The main pool was one of the earliest features to be constructed on the site (Figs. Hist-1, Hist-13). It is aligned with the forty-five degree orientation to North Indian Canyon Drive along with the original tennis courts 1 and 2. It was originally filled with irrigation water from the back of the property.¹² The light blue pool is rectangular and just short of Olympic size.¹³ It is recessed and almost flushes with the ground and has a concrete deck surrounding all four sides (Fig. N.1). The deck is wide and was used to hold eating tables, awnings, and reclining chairs on all four sides (Fig. N.2).

When it was originally constructed, it was just bounded on the northeast by the original clubhouse, tennis courts 1 and 2 and to the southeast by tennis courts 3 and 4 (Fig. 13). The pool was heated early on at the suggestion of the Davis Company, the contractor for the pool.¹⁴ The Farrell House was later added along its southern edge and two recessed courts were also subsequently added along its western edge (Site Plan 11.1). The pool had a diving board located at the center of the south side that no longer exists. A color photograph in the 1950's show that it was clad with blue or turquoise tile at some point. The tile was brick-shaped in a stacked pattern with soldier coursing at the top course.

Although the tennis courts were the main attraction and reason for the Racquet Club's existence, the main pool was constructed within the first year and quickly became the central organizing point of the club's main buildings and later tennis court additions. It is probably the feature that best maintains the integrity of its original construction.

The main pool was also significant because it was the gathering place for many guests to lounge, swim and eat. There was a regular Sunday Brunch and popular fashion show held around the pool.¹⁵ Its importance as a gathering place for stars is recorded in numerous photographs of movie stars around the pool, including Cary Grant, Marilyn Monroe, Tony Curtis, Mickey Rooney, Spencer Tracy to name a few.

Significance

The main pool is one of the most significant character-defining features of the Racquet Club. As previously mentioned, it retains its original form and associated pool deck. This site feature should be preserved. Restoring the original tile surround at the pool would be recommended. Any improvements that are considered should carefully maintain the Secretary of Interior's Standards for Rehabilitation.

O Netcher's Creek

Background and Setting

Netcher's Creek ran east-west through the central portion of the current property. It was a gently curving, relatively shallow ditch that at times carried reservoir water from the

Whitewater Holding tank constructed in 1930 to serve the local area (*Fig. Hist-13*). It was filled-in at some point before 1967, as shown in a photograph, and no longer exists (*Fig. Hist-11*). Its location was significant because it provided the southern boundary of the initial development and the later addition of cottages were organized and roughly oriented along the southern banks of the creek. It was named after Townsend Netcher, a member of the Racquet Club, for an unknown reason. A footbridge was constructed to cross the creek that still exists (See Accessory Structure "T").

Significance

The creek obviously lost its integrity when it was covered over and its features lost. However, hints of the original route remains from the location of the central driveway, the siting of the cottages nearby, and the footbridge that remains. There is no creek left to preserve and has lost too much integrity to be restored.

P Landscaping and Hardscape

Background and Setting

The landscaping and hardscape went largely undeveloped at the site for a period of time. As previously mentioned, the landscaping was originally mostly sagebrush, cactus, tamarisk trees and dirt and sand. Indigenous vegetation was sparsely scattered, but more concentrated along Netcher's Creek.

The first improvements consisted of clearing and leveling only the immediate area that was being developed. The first introduction of additional landscaping was approximately in 1934 when the gardener and Ralph Bellamy planted eucalyptus trees presumably to shelter the tennis courts from the strong spring desert winds (*Fig. Hist-1*).¹⁶ After Charlie and Virginia Farrell bought out Bellamy's share of the Racquet Club, they worked on expanding it and introduced additional landscaping, including flowers and creeping-bent grass.¹⁷

Currently, the original row of eucalyptus trees along the northern property line still exist and now function as a screen to the adjacent property. It appears, however, that about 160 feet of the eastern portion of this row of trees was removed at some point (*Fig. Hist-14*). Trees and bushes are scattered throughout property and are located in close proximity to most of the buildings and line the parking areas and several hardscape edges. The most mature trees appear to be located adjacent to the front entrance, near many of the cottage buildings and along the aforementioned north property line.

It is highly unlikely that the smaller, less mature trees elsewhere are significant because of their estimated age and their apparent landscape design intent. These are trees that formally line the parking lot areas, driveways, concrete pathways and are adjacent to newer buildings, such as the two-story residences. This deduction is made by their height and the fact that they intentionally address construction that is obviously contemporary. In addition, many open areas have been covered with grass.

The parking lots, driveways and pathways have been modified continually and resurfaced over time. The parking lots and driveways are all asphalt with curbs only at the front parking lot and service areas. There appears to be no evidence of significance of the parking and driveway layout.

The pathways are constructed from concrete. They are mostly curvilinear in layout, compatible with the scattered, twisting layout of the cottage buildings. The pathways continually evolved over time as additional buildings were added. The most significant path location would include the pathway that includes the Netcher Creek Footbridge.

Significant Character-Defining Features

The significant character-defining features of the landscaping and hardscape would include the eucalyptus trees that line the north property line, and the mature trees interspersed adjacent to the cottages. The significant landscape items mentioned should be preserved and maintained properly. Because of the significant amount of resurfacing and additions to the hardscape areas, it appears to lack the integrity to prevent future alterations. Other than these features, there appears to be no requirement to preserve or prohibit alterations to other landscaping and hardscape. It should be noted, however, that a thorough listing and comprehensive analysis of all existing landscape material was beyond the scope of this report.

Q Pool at Cottage (Unit 66)

Background and Setting

The pool is one of three located on the site. It is located adjacent (immediately west) of Cottage (Unit 66) (*Site Plan 11.1*). The pool is recessed and flush with the concrete deck that surrounds it (*Fig. Q.5*). It is surfaced with light blue pool plaster and has a decorative blue tile band at the top and rounded –concrete coping surround at the deck edge. It is surrounded by a painted, concrete block wall around three sides and faces the cottage at the east (rear) elevation. The pool was installed at an unknown date, possibly in 1965 as part of a renovation by George Alexander, but is of relatively recent contemporary construction.

Significance

This site feature is not within the period of significance and has no significant character-defining features. There would be no requirement to preserve or prohibit alterations to this site feature.

R Spa

Background and Setting

The spa is located adjacent (immediately west) of the Bogart Room and Terrace Room dining addition and in proximity to the main pool (*Site Plan 11.1*). The spa is made of fiberglass and is recessed into a raised concrete deck with concrete masonry retaining walls. It is surrounded by a black, wrought iron fence at the front and wood slat fence at

the rear (*Fig. R.1*). The spa was installed at an unknown date, but is of relatively recent contemporary construction.

Significance

This site feature is not within the period of significance and has no significant character-defining features. There would be no requirement to preserve or prohibit alterations to this site feature.

ACCESSORY STRUCTURES

S Security Shack

Background and Setting

The security shack is located at the south parking entrance adjacent to North Indian Canyon Drive (*Site Plan 11.1*). The structure was used as a security access control point for the parking lot. It is a one-story, single room, building with hip roof (*Fig. S.1*). It is made of simple, wood framed construction covered with stucco and has a flat, clay tile roof. The structure was constructed at an unconfirmed date, but more recently than a circa 1980's aerial photograph. It most likely is the parking kiosk constructed under a 1983 building permit.

Significance

The building is not within the period of significance and has no significant character-defining features. There would be no requirement to preserve or prohibit alterations to this structure.

T Netcher's Creek Covered Footbridge

Background and Setting

The footbridge is a covered, wood frame structure that once spanned Netcher's Creek when it was still flowing (*Fig. Hist-13*). It is located at the center of the site and connects the center tennis courts and Farrell House to the cottages at the southwest portion of the site (*Site Plan 11.1*). It has a gable roof with wood shingles over 1x wood sheathing on wood rafters, supported by wood posts. It is paneled with decorative lattice along the long sides of the structure (*Fig. T.1*). The lattice has openings for viewing between each support post. The footbridge was constructed in 1957 by someone named Harry Oliver. It is "characteristic of design elements in 1930s hotel architecture in Palm Springs".¹⁸ It was constructed shortly after the time the first phase of cottages on the other side of the creek were constructed.

The footbridge lost a significant character-defining feature when the creek was filled-in at some unknown date. It is in poor to fair, but repairable condition. The structure is leaning and although the cover structure remains, the original bridge itself was removed when the creek was filled-in and replaced with an asphalt walkway (*Fig. T.2*).

Significance

The footbridge structure should be preserved and repaired as a character-defining feature of the site. However, it is noted that the original setting was severely modified and its original purpose as a bridge spanning water has changed, reducing the significance of its current setting.

U GazeboBackground and Setting

The gazebo is located at the northwest corner of the property (*Site Plan 11.1*). The structure is sited at the end of a relatively flat, grass area and provides a shaded, private retreat. It is an octagonal shaped wood framed structure with a stepped, wood shingle roof topped with an octagonal cupola (*Fig. U.1*). It has a wood deck with wood railing around its perimeter. The structure was constructed at an unknown date, but more recently than a circa 1980's aerial photograph. It is also not shown on a 1983 or a 1996 survey of the site.

Significance

The structure is not within the period of significance and has no significant character-defining features that would dictate the requirement to preserve or prohibit alterations to this structure.

- O Non-existent
(Approximate Original Location)
- P (At Various Locations Around Site)

Recommended Treatment Diagram



- Restoration**- recommended although not required. Sufficient original documentation is required for proper restoration. Otherwise rehabilitate.
 1. Building "K" (Albert Frey's Schiff House)
 2. Feature "N"
- Rehabilitation**- protect significant character-defining features. Alterations or adaptive reuse possible if complies with secretary of Interior's Standards.
 1. Building "A" (except north addition)
 2. Building "B"
 3. Building "C" (except later kitchen additions)
 4. Building "D" (original house section)
 5. Building "J1"- "J9" (most buildings should remain, select buildings may be considered demolition if overall character remains)
 6. Feature "M" - Tennis Courts 1 and 2
 7. Structure "T"
- Rehabilitation of Further Evaluation**- rehabilitation recommended but further evaluation may permit select demolition or alterations
 1. Building "J1"- "J9" (most buildings should remain, select buildings may be considered for demolition if overall character remains)
 2. Buildings "L.1" and "L.2"
 3. Building "E" (demolition allowed only if integrity is poor)
- Not Significant**- demolition or alteration possible.
 1. Building "A" (north office addition only)
 2. Building "C" (later kitchen addition only)
 3. Building "D" (meeting room and spa additions)
 4. Building "F"
 5. Building "H"
 6. Building "I1" and "I2"
 7. Feature "M" (all tennis courts except 1&2)
 8. Feature "Q"
 9. Feature "R"
 10. Feature "S"
 11. Feature "U"
- Intrusion**- building recommended to be demolished. Poor integrity or negatively impacts character-defining features.
 1. Building "F" (infill connection only where it meets building "E")
 2. Building "G" (poor integrity)
 3. Building "H" (may remain, but demolition will restore character of building "C")z

BUILDINGS LIST

- | | |
|--|--|
| A - Lobby and Office Building | (J3) - Bungalow Units 60, 61 and 62 |
| B - Clubhouse (Bamboo Lounge/ Pro Shop) | (J4) - Bungalow Units 63, 64 and 65 |
| C - Kitchen and Dining Building (Kitchen/Bogart Room) | (J5) - Bungalow Unit 66 |
| D - Farrell House | (J6) - Bungalow Units 32, 33 and 34 |
| E - Cottage Building (Maintenance Office/Early Cottages) | (J7) - Bungalow Units 35, 36 and 37 |
| F - Housekeeping Building | (J8) - Bungalow Units 38, 39 and 40 |
| G - Shed Building (Storage Building) | (J9) - Bungalow Units 41, 42 and 43 |
| H - Maintenance Buildings/Storage Extension | K - Schiff House (Albert Frey Addition) |
| I - Contemporary 2 Story Buildings | L - Boardroom Buildings (Albert Frey, Remodeled) |
| (I1) - Units 73-81 | (L1) - Boardroom 1 |
| (I2) - Units 68-72 | (L2) - Boardroom 2 |
| J - Bungalows (Albert Frey) | |
| (J1) - Bungalow Units 54, 55 and 56 | |
| (J2) - Bungalow Units 57, 58 and 59 | |

SITE FEATURES

- M - Tennis Courts
- N - Main Pool
- O - Netcher's Creek
- P - Landscaping and Hardscape
- Q - Pool at Cottage (Unit 66)
- R - Spa

ACCESSORY STRUCTURES

- S - Security Shack
- T - Netcher's Creek Covered Footbridge
- U - Gazebo

SECTION 6

**GUIDELINES AND RECOMMENDATIONS
FOR REHABILITATION**

6.1 OVERVIEW

The buildings and structures of the Racquet Club are on the City of Palm Spring's potential list of historic resources. Although not listed as a local or state historic resource yet, the Racquet Club should be eligible and would likely eventually be registered locally. For historic resources, the Secretary of the Interior's Standards and Guidelines for Rehabilitation are relevant in planning for appropriate rehabilitation work.

6.2 HISTORIC PRESERVATION STANDARDS

The Secretary of the Interior has established standards for historic preservation projects to guide work undertaken on historic buildings. It is the goal of these standards to preserve historic materials and to preserve a building's individual character.

A technical brief, which describes how to identify the character-defining features of a building comments:

“A complete understanding of any property may require documentary research about its style, construction, function, its furnishing or contents; knowledge about the original builder, owners, and later occupants; and knowledge about the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody its significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.”¹

The Standards for Historic Preservation Projects address treatments and approaches including preservation², rehabilitation³, restoration⁴ and reconstruction⁵. These standards contain a number of general principles, which apply to all treatments. Additionally, there are some principles for specific treatments.

The most commonly used aspect of these standards are the Standards for Rehabilitation (the “Standards”). The Standards were initially developed to assess the appropriateness of proposed work on historic projects seeking Federal grants. Because retention of the significant character-defining features is desired, a large amount of previously altered features and new uses may be required, the most predominant treatment should be rehabilitation.

The Standards for Rehabilitation are as follows:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Additional Standards that may be applicable involve restoration. For restoration projects, specific standards include:

3. *Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.*

4. *Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.*
7. *Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.*

The Guidelines for Rehabilitating Historic Buildings were developed to assist property owners and managers in applying the general Standards listed above. The guidelines contain a specific hierarchy for decision-making in assessing the rehabilitation of any historic building. First, the significant materials and features of a building must be identified. Then a method for their retention and preservation must be found. If the physical condition of character-defining materials warrants additional work, repair is recommended. If deterioration or damage precludes repair, then replacement can be considered.

In addition to the rehabilitation of character-defining features, the Standards and Guidelines also address alterations and additions to historic buildings, as well as retrofitting for health and safety requirements. Some interior and exterior alterations to a historic building may be needed to assure its continued use. These modifications should not, however, obscure or require removal of character-defining features of the structure.

The introduction to the Standards states that:

“Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes...”

This general philosophy of the retention of character defining features within the framework of rehabilitating the historic building for continued use should guide the future rehabilitation of the Racquet Club.

Section 5 describes the character-defining features of the main buildings and structures of the Racquet Club.

6.3 RECOMMENDATIONS

The following recommendations are based upon standard historic preservation practices for documentation, rehabilitation, and maintenance.

RESEARCH AND DOCUMENTATION

A general history of the Racquet Club has been provided in this report, as well as the construction history of the building. These sections are based on a reasonable amount of investigation of written and photographic resources available to the research team at the time of this writing. Additional research and documentation might include:

1. Measured drawings of the buildings. The only floor plans located were late remodel plans of the Farrell House and the 2 Story Contemporary Buildings. Floor plans in Appendix A are provided as to approximate scale and not intended to be accurate measured drawings. Measured drawings are not part of the scope of this report.
2. A compilation of all historic photographs relating to the property. Most significant possible sources of photographs were investigated.
3. Evaluation of existing conditions. Significant locations where deterioration has occurred are noted in Section 5.0 Architectural Description. Further evaluation would be recommended to evaluate condition of existing materials and structural integrity.
4. Thorough evaluation of landscaping. Significant landscape features are noted in Section 5.0 Architectural Description. Thorough research, documentation and evaluation of all landscaping was beyond the scope of this report.

REHABILITATION

Future rehabilitation of the Racquet Club should conform to the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

When any rehabilitation work is performed, thorough documentation, including plans, detailed specifications and photographs before, during and after construction, should be prepared and appropriately archived.

MAINTENANCE

A maintenance plan for the Racquet Club is recommended to be developed to ensure that character-defining elements are kept in good condition and that systems are functional. Deferred maintenance can be extremely damaging to historic buildings. Correction of severely deteriorated elements often leads to a more severe and costly degree of intervention. The maintenance plan should contain a schedule to evaluate the following items on a regular basis:

1. Roofs.
2. Window and door openings.
3. Exterior repair, including paint.
4. Mechanical systems.
5. Electrical systems.
6. Plumbing systems.
7. Interior improvements.

SECTION 7

BRIEF ANALYSIS OF POSSIBLE CONCEPTS

7.0 BRIEF ANALYSIS OF POSSIBLE CONCEPTS

The Racquet Club is currently closed and for sale at the time of the writing of this report. In order to ensure that the club becomes economically viable once again, which is essential for the protection of this resource, potential new owners may consider several development concepts. This section will briefly summarize and comment on several possible concepts. A brief list of possible uses and concepts include:

1. HOTEL USE (MAINTAIN ORIGINAL USE)

As stated in Section 6.0, the Standards for Rehabilitation, **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."**

Maintaining the historical use of a building is the preferred option. However, it is recognized that buildings evolve over time and that alternative uses may be required. Current and future market trends may or may not support the hotel use.

The hotel use will require minimal impact on the Racquet Club. Most required functions of a hotel are already accommodated within the existing buildings.

Expansion Opportunities

Generally, uses should be accommodated within existing buildings, if possible, before additions are considered. Additional units may be added by building supplemental buildings provided they are designed so as to not adversely impact character-defining features. Proximity to adjoining buildings and location on the site would affect the compatibility of the proposed buildings' size and height.

The most likely opportunity for expansion is in the existing open areas and where non-significant tennis courts can be removed. Additions to individual buildings may be possible, but should be looked at on an individual basis and meet the Standards.

2. CONDOMINIUM DEVELOPMENT (ADAPTIVE REUSE)

Conversion to condominium use will most likely require minimal impact on the Racquet Club. The main residential units can easily be converted. One possible amenity that cannot be easily accommodated would be to move the personal parking spaces much closer than where they currently exist. Placing carports in the immediate vicinity of the bungalows would probably adversely impact the character-defining features of the building.

As mentioned, additional units may be added provided they meet the Secretary of Interior's Guidelines for building additions in order to protect "distinctive materials,

features, spaces, and spatial relationships". (See Expansion Opportunities section above). The main buildings may be converted for more specific uses provided the conversion requires minimal changes to the buildings.

One possibility to note is that the uses in the main buildings may be used to also serve adjacent condominium developments. These developments were at one time connected to the Racquet Club and were once served by the club's restaurant and facilities. Agreements with other condominium associations may help support uses in the main buildings.

3. APARTMENT DEVELOPMENT (ADAPTIVE REUSE)

See comments to condominium development. Use will have similar impact.

4. OTHER USES (ADAPTIVE REUSE)

Other compatible uses are feasible for the Racquet Club. However, because of the number of residential units on the site, it would be difficult to reuse these buildings unless the new use can utilize these buildings without significant modifications to the plans.

Other compatible uses that would not require significant modifications include, but are not limited to: Office spaces, executive retreat, and artists live/work units. Compatible uses for the main buildings may include: a gym, gallery/exhibit space or reconverting to residential use in the Farrell House; a multi-purpose room, meeting room or clubhouse in the Dining Building; a gym/juice bar in the Bamboo Bar.

SECTION 8

BRIEF REVIEW OF FUNDING INCENTIVES

8.0 BRIEF REVIEW OF PRESERVATION INCENTIVES

This section is intended as a brief summary and review of possible preservation incentives available for the Racquet Club. There is no guarantee that the Racquet Club will qualify for these incentives. In fact, it is intended to include as many incentives as possible to avoid omitting possible ones.

Some incentives such as disabled access tax credits for accessibility barrier removal are available for most any property. Most preservation related incentives such as the ability to utilize the State Historic Building Code and the 20% Rehabilitation Tax Credit requires the building(s) to be listed as a historic resource at some level (city, state, national). In addition, many of these such as the 20% Rehabilitation Tax Credit require submittal of an application to determine eligibility. Finally, some incentives will require higher thresholds such as being listed on the National Register of Historic Places.

The following summaries are excerpts from the State of California Office of Historic Preservation's publication, Incentives for Historic Preservation in California.

FEDERAL INCENTIVES

20% REHABILITATION TAX CREDIT

Preservation Tax Incentives for Historic Buildings

Tax credits provide an important tool in the rehabilitation of historic properties. This federal program provides a dollar-for-dollar income tax reduction credit equal to 20% of qualified rehabilitation expenditures on income producing properties that are certified historic structures. Certified historic structures are either individually listed in the National Register of Historic Places (NRHP), or are contributors to a NRHP District. Properties not yet listed may apply for a preliminary determination of eligibility by filing a Part 1 form.

The property must be rehabilitated following the Secretary of the Interior's Standards for Rehabilitation (1990). The project costs must exceed either \$5000 or the adjusted basis of the building, whichever is higher. For larger projects, developers typically enter into a partnership with "tax credit investors" to more efficiently use the tax credit benefits. The developer serves as general partner with the tax credit investor being a limited partner, making an equity contribution to the project in exchange for the tax credit benefits. Under certain circumstances, non-profit organizations may also enter into such a partnership to allow their projects to benefit from the tax credit.

This is one of the most successful and cost-effective community revitalization programs which also attracts private investment in the historic cores of cities and towns. New jobs, enhanced property values, urban renewal, new municipal revenues, improved properties,

and a lively, diverse and attractive community are other benefits realized from completed projects.

PROGRAM GUIDELINES

The Tax Incentives program is implemented by federal regulations under 36 CFR Part 67 and is a three-way partnership between the local state Office of Historic Preservation (SHPO), the National Park Service (NPS), and the Internal Revenue Service (IRS):

SHPO

- First point of contact
- Provides forms, regulations, and other information
- Maintains records of State's National Register properties
- Processes forms for listing
- Assists with information on appropriate rehabilitation treatments and materials
- Assists with tax credit applications and sends project review to NPS

NPS

- Processes program fees
- Reviews all applications for conformance with the Standards
- Issues all certifications (approval or denial) in writing to owner
- Transmits copies of documents to the IRS
- Develops and publishes program regulations, the Standards, other publications and maintains a web-site

IRS

- Publishes regulations governing which rehabilitation expenses qualify for credits
- Sets time periods for incurring expenses
- Has procedural and legal oversight for claiming 20% and 10% credits
- Publishes audit guide for financial and legal aspects
- Insures that only qualified parties claim the credits

APPLICATION

- Contact the SHPO for forms and to determine whether your property is National Register eligible. Forms and information may be downloaded from the NPS website or the CA SHPO website link.
- File a Part 1 (Evaluation of Significance) to start the program (individually listed properties do not need to file a Part 1, unless the listing consists of more than one building. Photos and a location map are important components of the application.
- File the Part 2 (Description of Rehabilitation Work) to clearly describe all the project work and how historic fabric might be affected. One of the most critical parts of the Part 2 is a photo of "before" conditions so the NPS may compare the building before and after work. Lack of such photos can result in denial of the project, as review cannot be completed without them. Drawings should accompany the Part 2 application.
- File the Part 3 (Request for Certification of Completed Work) after work is completed. Include photos of completed work, taken from the same locations as "before" photos. When filing the Part 3 be sure to contact your accountant or financial advisor for the details of claiming the credit. In certain instances, alternative

minimum taxes and passive activity limitations may limit the use of the rehabilitation tax credits.

- All submissions should be submitted in duplicate form. OHP retains one original copy and forwards the second original copy to NPS.

Most tax incentive rehabilitation projects are completed in a two-year cycle and the credits are claimed when the Part 3 is filed. For complex projects, or those with complex financing, it is possible to request a five-year, phased program. This must be done at the time the Part 2 is filed and must be accompanied by a detailed explanation of the phases. Credits may be taken in increments during the five-year period by filing a Continuation Sheet explaining the completion of a work phase. It is important to be aware that the whole project is reviewed, and later work if not done in accordance with the *Standards*, may result in denial and recapture of the previous credits granted.

FURTHER INFORMATION:

NPS Heritage Preservation Services

Internal Revenue Service

Federal Regulations 36 CFR Part 67

CHARITABLE CONTRIBUTIONS FOR HISTORIC PRESERVATION PURPOSES (Conservation Easements)

Preservation Tax Incentives for Historic Buildings

Internal Revenue Service Code Section 170(h) and Department of Treasury Regulations Section 1.170A-14 provide for income and estate deductions for charitable contributions of partial interests in historic property (principally easements). Valuations usually range from 10-15% of the structure's fair market value. To qualify, the gift of an easement for conservation purposes such as the preservation of the facade of a certified historic structure must be made to a holding entity and must be protected in perpetuity. Easements may be made for a facade, a building exterior (and its grounds), historically important building interiors, or for development rights for historically important land areas (open space agreements). Easements become part of the chain of title and bind present and future owners. However, establishment of such restrictions does not prevent the property owner from retaining possession and use of the property. Exterior work may need to be reviewed for appropriateness, but any interior modifications are at the discretion of the owner, unless the easement is for a significant interior.

ELIGIBILITY

The conservation easement donation can be from a structure that is used either for business or non-business. Personal residences as well as commercial properties may take advantage of this provision.

The property must only be a "certified historic structure," which is a property either:

- already listed individually in the National Register of Historic Places; or
- located in a National Register historic district and certified by the Secretary of the Interior as being of historic significance to the district (a "contributor").

Properties not yet listed may file if there is a preliminary determination that the property is National Register eligible and the nomination form will be filed and the property listed by the time federal taxes are due in the year following the donation (plus six months extension time).

PROGRAM GUIDELINES

- If the historic structure is not visible from a public way, arrangements must be included to permit regular viewing by the general public of its historic character and features; to the extent such viewing is consistent with the nature and condition of the property.
- If the property is subject to a mortgage, a special rule is that the mortgagee must agree to subordinate its rights to the property to the right of the donee to enforce the conservation purposes in perpetuity.
- If the value of the donation and deduction exceeds \$5000, the taxpayer must obtain a qualified appraisal and attach a full summary to the income tax return.
- A facade easement may be claimed for a qualified rehabilitated building. However, if the donation is made within the five year 20% Rehabilitation Tax Credit recapture period, the donation is considered a partial disposition of the property and will trigger recapture of all or part of the rehabilitation credits.

The donation is made only once, but the tax deduction may be distributed over a six-year period and may usually be claimed on both federal and state tax returns.

FURTHER INFORMATION:

Historic Preservation Easements: A Directory of Historic Preservation Easement Holding Organizations, Claire Schofield, 2003.

National Park Service

<http://www2.cr.nps.gov/tps/tax/easement.htm>

NPS Heritage Preservation Services <http://www2.cr.nps.gov/tps/tax/irsfacade.htm>

In the Los Angeles area: LA Conservancy

<http://laconservancy.org/index.php4>

STATE INCENTIVES

CALIFORNIA HERITAGE FUND - Proposition 40

In 2002, voters approved the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40), which included \$267 million for historic and cultural resource preservation. The fund is administered by the California Cultural and Historical Endowment, located in the California State Library Office.

Proposition 40 was specified to fund a range of cultural and historic resource preservation programs and specified program grants for the acquisition, development, preservation, and interpretation of buildings, structures, sites, places, and artifacts that preserve and demonstrate culturally significant aspects of California's history.

Approximately \$128 million will be available to government entities and non-profit organizations through a competitive grant application process.

ELIGIBLE PROJECTS

Funds are to be used to support projects that help to preserve and demonstrate:

- Culturally significant aspects of life during various periods of California history including architecture, economic activities, art, recreation, and transportation
- Unique identifiable ethnic and other communities that have added significant elements to California's culture
- California industrial, commercial, and military history including the industries, technologies, and commercial activities that have characterized California's economic expansion and contribution to national defense
- Important paleontologic, oceanographic, and geologic sites and specimens

TIMING

The Endowment will be developing program guidelines and application materials. Public hearings are in process on the guidelines with public comment and review welcome. Information about the application process and draft guidelines will be posted on the Endowment's site when they are available.

FURTHER INFORMATION:

California State Library
California Cultural and Historical Endowment
<http://www.library.ca.gov/CCHE/index.cfm>

The Resources Agency has created a website where the public can obtain information about projects in their community funded by Proposition 40.

State of California Resources Agency Prop 40 Project Award Information

MILLS ACT - California Property Tax Abatement Program

Since 1972 the Mills Act, sponsored by Senator James Mills of Coronado, has provided property tax relief to help preserve designated historic properties in California. It is a permissive program subject to approval and adaptation by city and county governments.

In order to help rehabilitate and maintain qualified historic properties, the Mills Act program allows for the voluntary creation of a contract between a private property owner and the city or county to provide a reduction in property taxes. The property tax relief is calculated by the county assessor using the capitalization of income method to reflect the Mills Act restrictions placed on the property. Mills Act properties are subject to annual reassessments by County Assessors which may result in slight increases in property taxes each year.

ELIGIBILITY

A property must be a "qualified historic property," which is a privately owned property (residential or commercial) not exempt from property taxation and is either:

- Listed individually in the National Register of Historic Places (NRHP) or as a contributor to a NRHP District; or
- Listed in any state, county, city, or city and county official register of historical or architecturally significant places, sites, or landmarks.

NOTE: City or county governments may apply a more limited definition of a qualified historic property. For example, in Los Angeles only locally designated properties or contributors to locally designated districts may participate.

PROVISIONS

The following items must be included in the language of the Mills Act contract, although local historical ordinances may require other provisions:

- Contract is for a minimum of 10 years
- Any work to restore or rehabilitate the property must follow the Secretary of the Interior's Standards for Rehabilitation and the California Historical Building Code
- Inspections as may be necessary to assure compliance with the provisions of the contract

- Recognize that the contract is binding on successors in interest to the original owner
- Provisions for penalties for termination of contract

The local agency may charge a reasonable fee for administering the program. OHP must be notified in writing within six months of entering into a contract. Subsequent contract questions or cancellation may involve review by the California State Historical Resources Commission.

FURTHER INFORMATION:

OHP Technical Assistance Series #12

http://www.ohp.parks.ca.gov/default.asp?page_id=21412

ALTERNATIVE INCENTIVES

AMERICANS WITH DISABILITIES ACT AND TAX INCENTIVES

With the passage of the American's with Disabilities Act (ADA) in 1990 (PL 101-336), access to properties open to the public is a civil right. Most historical buildings were not designed to be readily accessible for people with disabilities, yet accommodating people with disabilities could jeopardize the significance and integrity of the historic nature of the property. In 1997, this Act was amended to balance accessibility and historic preservation.

The Americans with Disabilities Act requires equal opportunity for persons with disabilities in employment, government programs, telecommunications, transportation, and places of public accommodations, and can be assumed to be all buildings within a downtown commercial district. To the greatest extent possible, historic properties must be made as accessible as non-historic properties.

Two tax incentives are available to businesses to help cover the cost of making access improvements:

DISABLED ACCESS TAX CREDIT (26 USC 44)

- This credit was created in 1990 specifically to help small businesses cover ADA related eligible access expenditures
- This credit cannot be used for new construction. Use is limited for adaptations to existing facilities that are required to comply with ADA

- The amount of the credit is equal to 50% of the eligible access expenditures in a year, up to a maximum expenditure of \$10,250. There is no credit for the first \$250 of expenditures. The maximum tax credit, therefore, is \$5,000.

EXPENDITURES TO REMOVE ARCHITECTURAL AND TRANSPORTATION BARRIERS TO THE HANDICAPPED AND ELDERLY (26 USC 190)

- This deduction was established under Section 190 to help businesses of any size with the removal of architectural or transportation barriers.
- The renovations under Section 190 must comply with applicable accessibility standards (Architectural and Transportation Barriers Compliance Board)
- The amount of the deduction is a maximum of \$15,000 per year.

CODES AND REGULATIONS

CALIFORNIA HISTORICAL BUILDING CODE (2001)

The purpose of the California Historical Building Code (CHBC) is to provide regulations for the preservation, restoration, rehabilitation, relocation or reconstruction of qualified historic buildings or properties. These regulations are intended to facilitate alternative solutions for such historic buildings or properties so as to preserve their original or restored architectural elements and features. At the same time, it provides for the safety of occupants; for the reasonable accommodation of people with disabilities, for a cost-effective approach to preservation, and for reasonable accommodation to the need for energy conservation.

- A "qualified historical building" is defined as any building, site, structure, object, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal government jurisdiction.

As defined in its purpose, the CHBC is a source of incentives for the preservation of a community's historic resources. And while these provisions are intended to maximize the protection and preservation of these resources, they also translate into cost-effectiveness:

- The "triggers" for full upgrading to current standards, with respect to length of vacancy, change of occupancy, or percentage of value of the work proposed, and which exist in other codes, are not recognized by the CHBC, which concentrates instead on the preservation-sensitive resolution of genuine safety considerations.
- Structural/Seismic upgrading issues are governed by the CHBC, permitting design based on real values of archaic materials, and solutions based on engineering principles and professional judgment, rather than solutions limited to codified prescriptive formulas. This flexibility usually translates into a higher degree of retention of historic fabric.

- Because most qualified historical buildings cannot conform to California's energy standards without the alteration or loss of historic features, they are categorically exempt from those standards. To the degree practicable, new construction associated with the historic resource should conform.
- With respect to qualified historical buildings; both ADA and the CHBC make provisions for reasonable levels of equivalency for, and under special circumstances exemption from, accessibility mandates.

The CHBC is the governing code for all qualified historical buildings, and is applicable in every jurisdiction. Responsibility for the CHBC resides within the statutorily established State Historical Building Safety Board (SHBSB). It is comprised of 21 members from the entire spectrum of the public, private and non-profit sectors related to the issue of historic buildings and is established to recommend rules and regulations associated with the CHBC and to hear appeals.

The CHBC is published as Chapter 34, Division II of the California Building Code. However it is a "stand-alone" document: Part 8 of Title 24 of the California Code of Regulations, under girded by Statute (Health & Safety Code 18950-18961, cited as the "State Historical Building Code"), and enacted into law by the California Legislature in 1975.

ACCESS AND HISTORIC RESOURCES

The protection and preservation of the Nation's cultural legacy is, like accessibility mandates, a reflection of the will of the people of the nation and the state. The ADA acknowledges the value of historic resources, and only for them does it make exceptions to its mandates. Recognizing this dual responsibility, we as a society are properly committed to provide the highest degree of accessibility for people with disabilities that can be reasonably achieved without peril to our historic resources.

The latitude provided by the Americans with Disabilities Act (ADA) and the California Historical Building Code (CHBC) provides guidance as to reasonable solutions on a case-by-case basis. This case-by-case approach both requires and permits us, within established parameters, to make modifications to facilitate people with disabilities, providing reasonable levels of equivalency where the letter of the law would exact too high a toll of the historic resource.

Compromises are something which must be accepted by ardent defenders of both accessibility and preservation; with the understanding that, while the "desires" of neither may be fully attainable, the "needs" of both usually are. The "Accessibility" section of the CHBC (Section 8-6) has been found, thus far, to be a reasonable exposition of the requirements of ADA. Use of the CHBC, especially when coupled with input from the local community of people with disabilities, has provided the foundation for successfully meshing the mandates for both preservation and accessibility.

SECTION 9
CONCLUSION

9.0 CONCLUSION

The Racquet Club has played a vital role in the history of Palm Springs since Charles Farrell and Ralph Bellamy opened the club in 1934. It is significant for its role as a haven for movie stars, promoting the development of Palm Springs. An example of hotel architecture during the early and mid-twentieth century, it also contains examples of Architect Albert Frey's work.

Rehabilitation according to the Secretary of Interior's Standards will ensure that its character-defining features are protected and maintained. Rehabilitation will also allow for the possibility of appropriate adaptive reuses. Since the Racquet Club is currently closed at the time of writing this report, a viable use is integral in the continued protection of this historic resource.

SECTION 10

BIBLIOGRAPHY AND END NOTES

10.1 BIBLIOGRAPHY

Pamphlets and Periodicals

“PSL Salutes – Mr. Charlie Farrell”, Palm Spring Life : The Town and Club Magazine, March 30, 1958, Issue 2.

“The 20’s Will Roar Again at the Racquet Club”, Palm Spring Life : California’s Prestige Magazine, April 17, 1958, Issue 6.

“Tennis’ Silver Anniversary on The Desert”, Palm Spring Life : The Town and Club Magazine, June-July 1960, Issue 11.

“Humble Beginnings”, Palm Spring Life : The Town and Club Magazine, June-July 1960, Issue 11.

“Club Begins New Season after Summer Expansion”, Palm Spring Life : The Town and Club Magazine, November 2, 1960.

“...And So We Started the Racquet Club”, Desert Magazine, March 1963.

“Gosh, How we grew,” The Racquet Club: Members Newsletter, November 1967, Vol. VII NO. 1.

Survey

1982 Palm Springs Historic Survey of The Racquet Club, City of Palm Springs, Department of Planning Services.

Publications

Bogert, Frank M. “Palm Springs, First Hundred Years”, Palm Springs Public Library, Rev&Updt Edition, 2003.

Cygelman, Adele, Rosa, Joseph and Glomb, David. “Palm Spring Modern”, Rizzoli International Publications, Inc., New York 1999.

Danish, Andrew and Hess, Alan. “Palm Springs Weekend: The Architecture and Design of a Midcentury Oasis”, Chronicle Books LLC, San Francisco, 2001.

Johns, Howard. “Palm Springs Confidential: Playground of the Stars”, Barricade Books Inc., 2004.

Mungo, Ray. "Palm Springs Babylon: Sizzling Stories from the Desert Playground of the Stars", At. Martin's Press, 1993.

Rippingale, Sally Presley. "The History of the Racquet Club of Palm Springs", Yucaipa, California: Business Specialties 1985.

Rosa, Joseph, and Gebhard, David. "Albert Frey, Architect", Princeton Architectural Press, New York 1990.

10.2 END NOTES

Section 3

1. Bogert, Frank M. *Palm Springs: First Hundred Years*. (Palm Springs Public Library, Rev&Updt Edition, 2003) 193, 251.
2. Rippingale, Sally Presley, "The History of the Racquet Club of Palm Springs", Yucaipa, California: Business Specialties 1985) 5-7.
3. Rippingale, 8.
4. Rippingale, 9.
5. Rippingale, 9 & 12.
6. Rippingale, 13 & 16.
7. Bogert, Frank. Personal Interview with Author, Sept. 28, 2004.
8. Rippingale, 25.
9. Bogert, 251.
10. Rippingale, 31.
11. Rippingale, 32 & 34.
12. Bogert, Personal Interview.
13. Rosa, Joseph, Gebhard, David, "Albert Frey, Architect", Princeton Architectural Press, New York 1990.
14. Rippingale, 36.

15. Rippingale, 53 & 54.
16. Rippingale, 70.
17. Rippingale, 79.
18. Rippingale, 81.
19. "Humble Beginnings", Palm Spring Life : California's Prestige Magazine, June-July, 1960, Issue 11.
20. Rippingale, 92.
21. Rippingale, 102.
22. Rippingale, 104 & 105.
23. Rippingale, 102.
24. Rippingale, 107.
25. Rippingale, 116.
26. Rippingale, 124.
27. Rippingale, 131.
28. Rosa, 142-3.
29. Rosa 5.
30. Rosa 10.
31. Rosa 21 & 23.
32. Rosa 47.
33. Rosa xi

Section 4

1. Rippingale, 8.
2. Rippingale, 8.
3. Rippingale, 9.

4. "Humble Beginnings", Palm Spring Life : California's Prestige Magazine, June-July, 1960, Issue 11.
5. Rippingale, 12.
6. Rippingale, 25.
7. Rippingale, 34.
8. "Gosh, How we grew," The Racquet Club: Members Newsletter, November 1967, Vol.VII NO. 1.
9. Rippingale, 81.
10. "Humble Beginnings", Palm Spring Life : California's Prestige Magazine, June-July, 1960, Issue 11.
11. Rosa, 142.
12. Rippingale, 92.
13. Rippingale, 95.
14. Rippingale, 102.
15. Rippingale, 105.
16. Rippingale, 124.
17. Rippingale, 131.

Section 5

1. Bogert, Frank M. *Palm Springs: First Hundred Years*. (Palm Springs Public Library, Rev&Updt Edition, 2003) 251.
2. Rippingale, Sally Presley, "*The History of the Racquet Club of Palm Springs*", (Yucaipa, California: Business Specialties 1985) 5.
3. Rippingale, 11.
4. Bogert, Frank. Personal Interview with Author, Sept. 28, 2004.
5. Rippingale, 8.

6. Rippingale, 9.
7. Bogert, Personal Interview.
8. Bogert, Personal Interview.
9. Rippingale, 38.
10. Rippingale, 43.
11. Bogert, Personal Interview.
12. Rippingale, 8.
13. Rippingale, 9.
14. Rippingale, 8.
15. Rippingale, 50.
16. Rippingale, 9.
17. Rippingale, 25.
18. 1982 Palm Springs Historic Survey of The Racquet Club, City of Palm Springs, Department of Planning Services.

Section 6

1. Nelson, Lee¹. "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character", Preservation Brief 17, U.S. Department of the Interior, Preservation Assistance Division, 1982, p.1.
2. Preservation², is defined as "the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of the site. 36 CRF Section 68.2(b).
3. Rehabilitation³, is defined as "the act or process of returning a property to a state of Utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values." 36 CRF Section 68.2(e).
4. Restoration⁴, is defined as "the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work." 36 CRF Section 68.2(f).

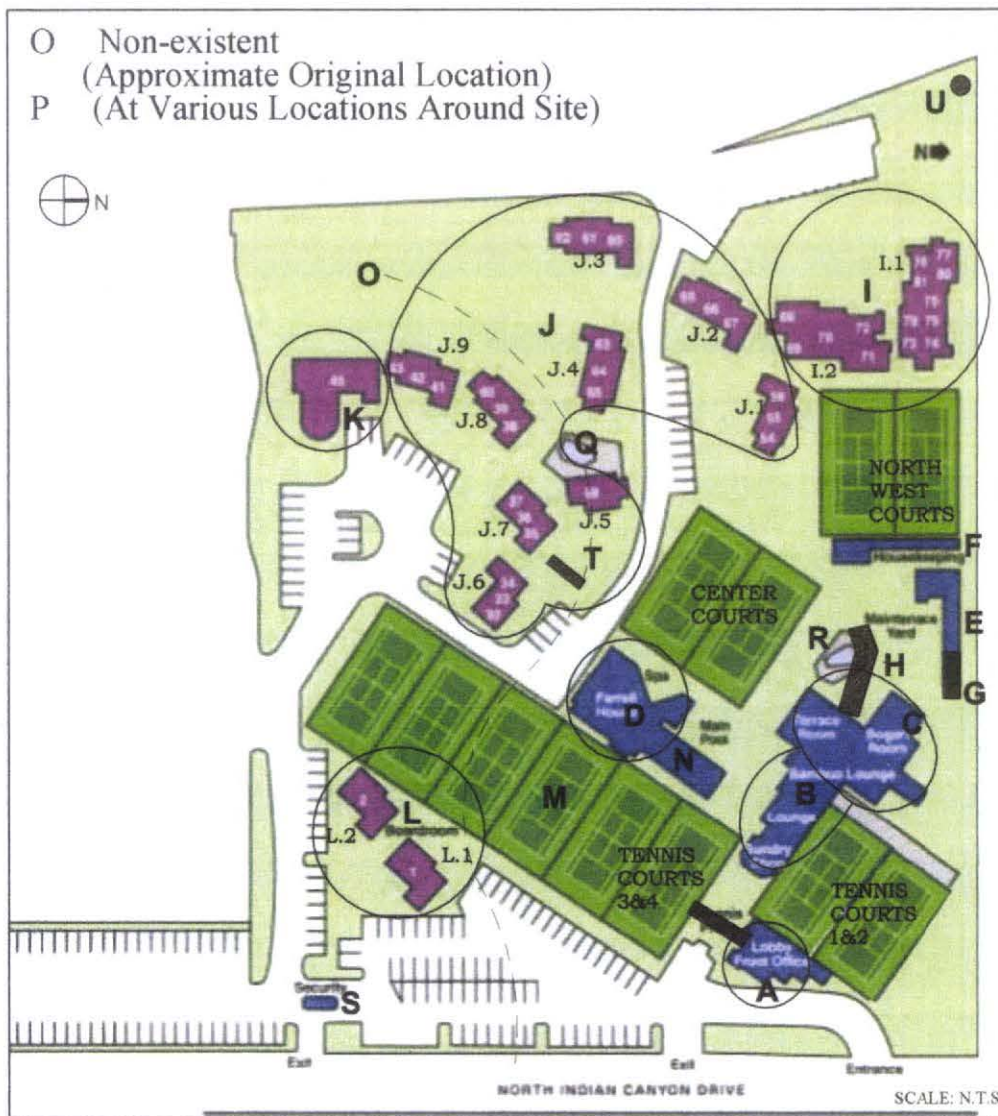
5. Reconstruction⁵, is defined as “the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or objects, or a part thereof, as it appear at a specific period of time.” 36 CRF Section 68.2(d).

SECTION 11

APPENDICES

APPENDIX A

SITE PLAN



BUILDINGS LIST

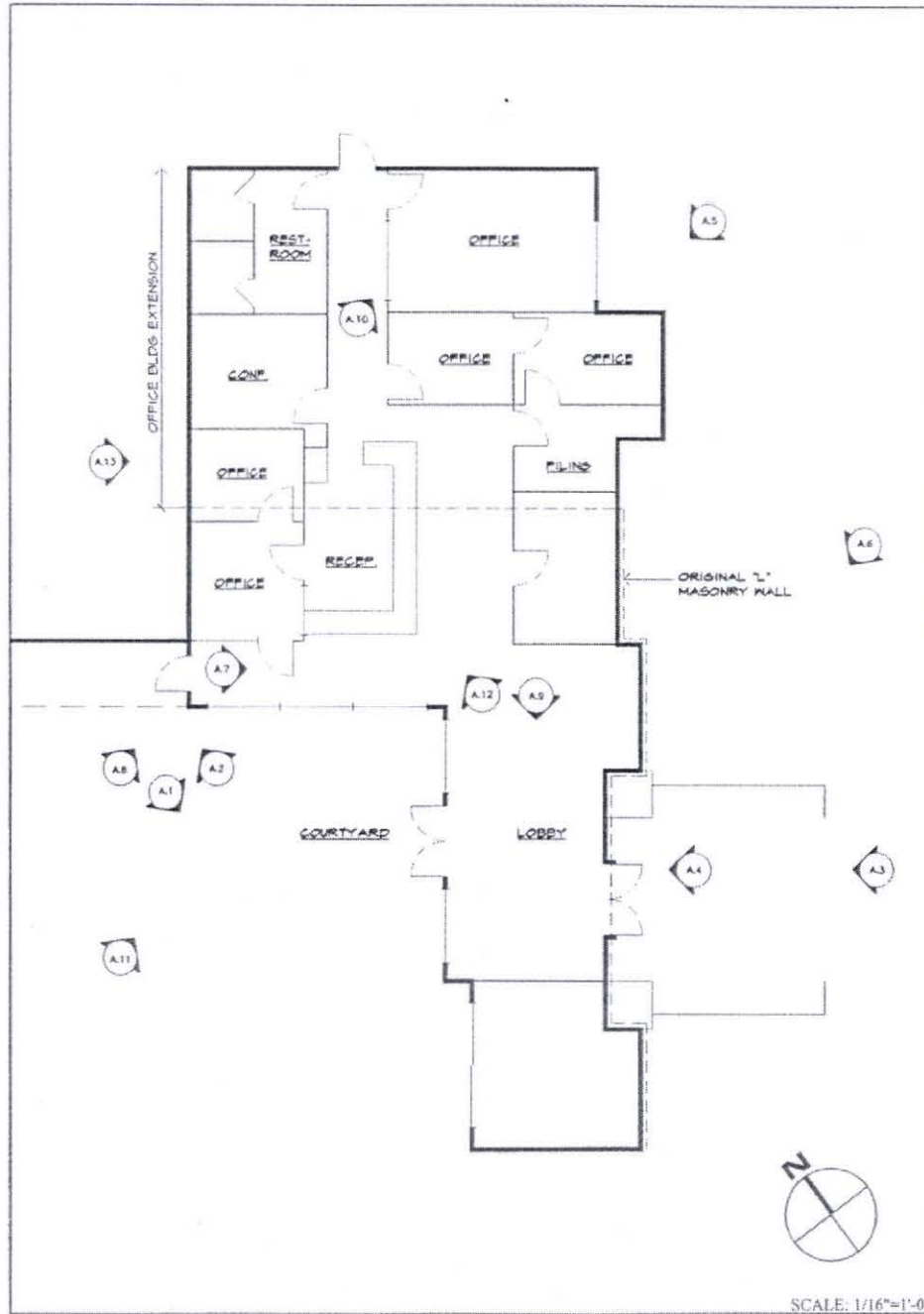
- A Lobby and Office Building
- B Clubhouse (Bamboo Lounge/ Pro Shop)
- C Kitchen and Dining Building (Kitchen/Bogart Room)
- D Farrell House
- E Cottage Building (Maintenance Office/Early Cottages)
- F Housekeeping Building
- G Shed Building (Storage Building)
- H Maintenance Buildings/Storage Extension
- I Contemporary 2 Story Buildings
 - (I1) - Units 73-81
 - (I2) - Units 68-72
- J Bungalows (Albert Frey),
 - (J1) - Bungalow Units 54, 55 and 56
 - (J2) - Bungalow Units 57, 58 and 59

- (J3) - Bungalow Units 60, 61 and 62
- (J4) - Bungalow Units 63, 64 and 65
- (J5) - Bungalow Unit 66
- (J6) - Bungalow Units 32, 33 and 34
- (J7) - Bungalow Units 35, 36 and 37
- (J8) - Bungalow Units 38, 39 and 40
- (J9) - Bungalow Units 41, 42 and 43
- K Schiff House (Albert Frey Addition)
- L Boardroom Buildings (Albert Frey, Remodeled)
 - (L1) - Boardroom 1
 - (L2) - Boardroom 2

SITE FEATURES

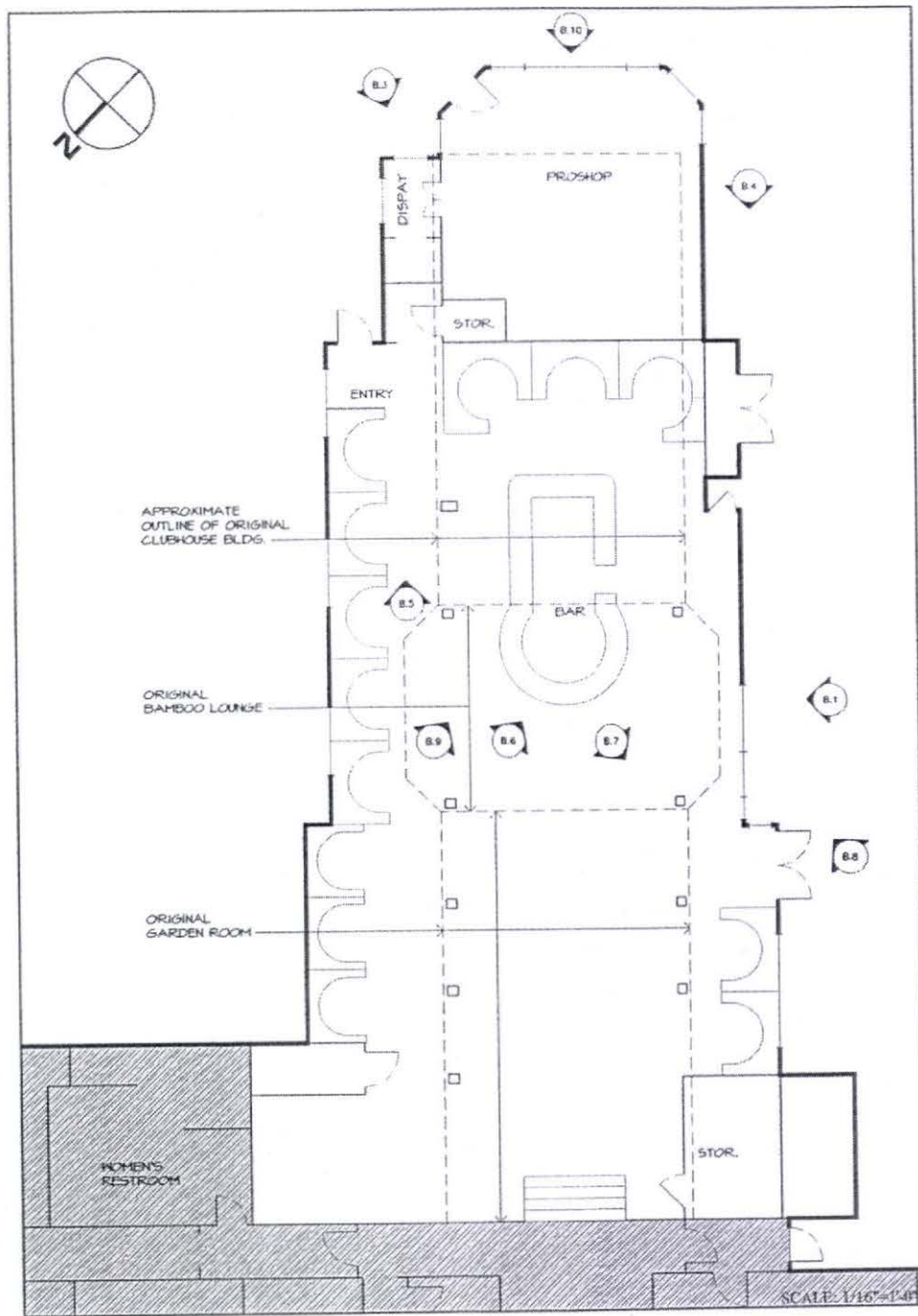
- M Tennis Courts
 - N Main Pool
 - O Netcher's Creek
 - P Landscaping and Hardscape
 - Q Pool at Cottage (Unit 66)
 - R Spa
- ACCESSORY STRUCTURES
- S Security Shack
 - T Netcher's Creek Covered Footbridge
 - U Gazebo

BUILDING A LOBBY/ FRONT OFFICES BUILDING



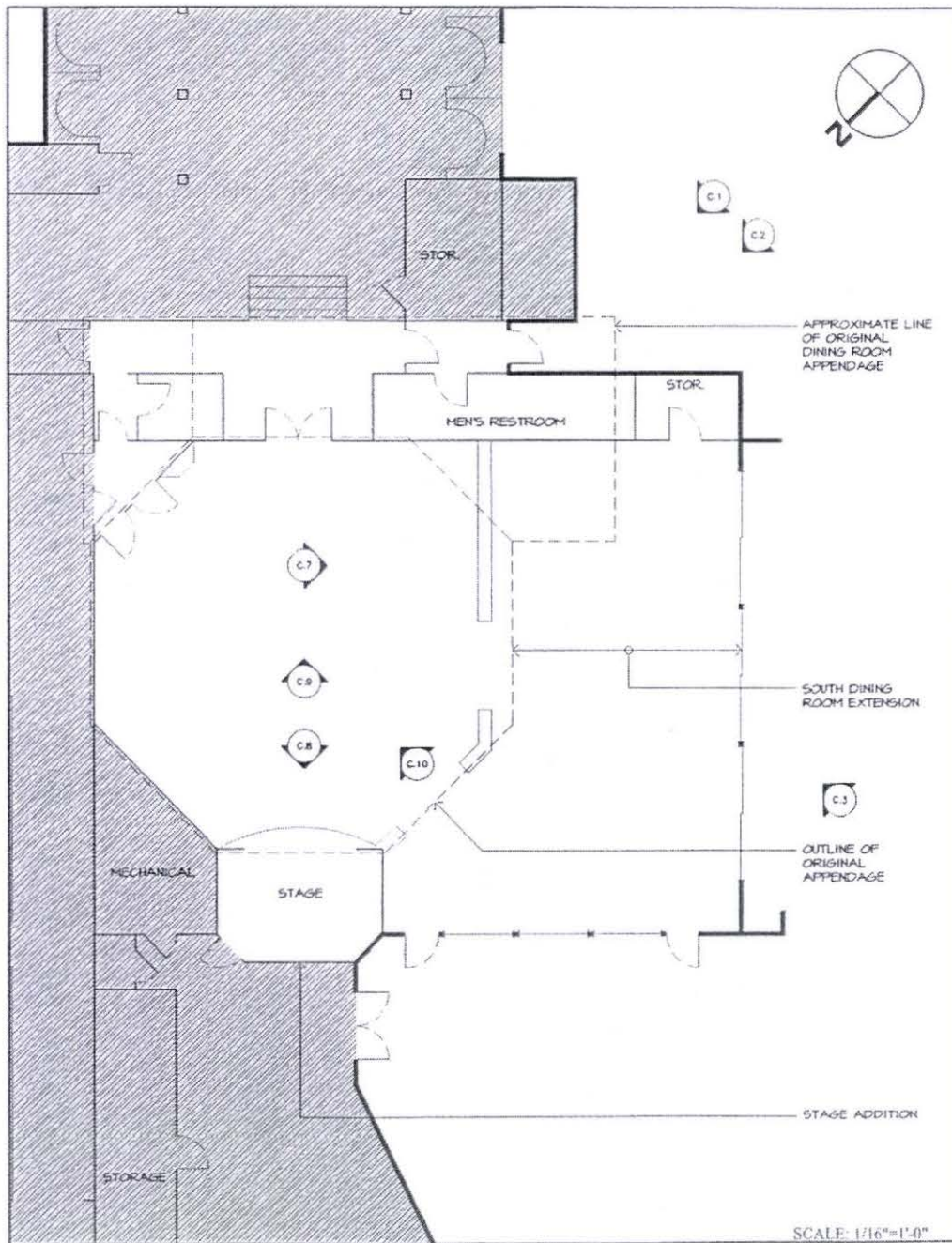
Lobby/ Front Office

BUILDING B BAMBOO LOUNGE/ PRO SHOP



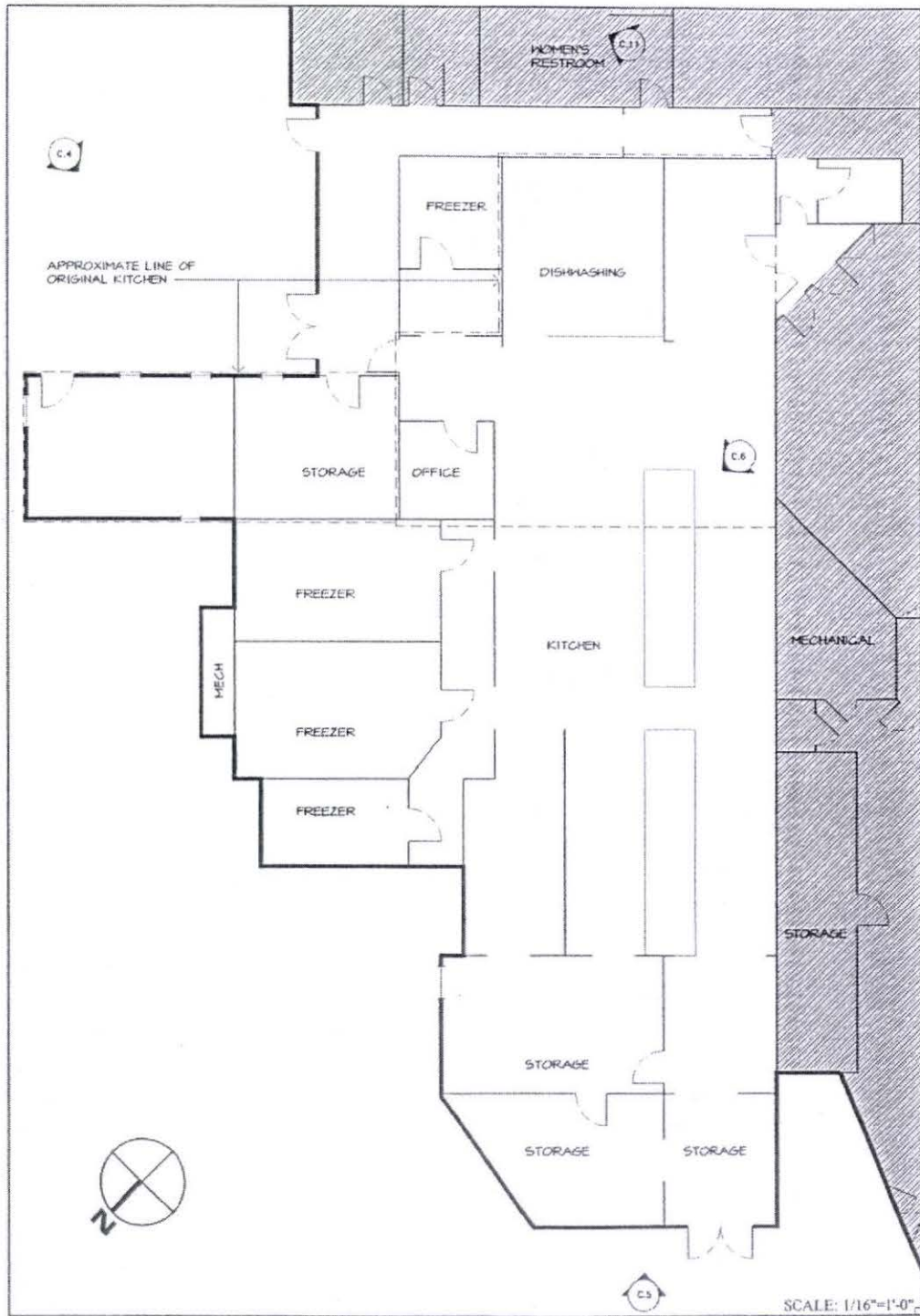
Shop and Lounge

BUILDING C RESTAURANT/ KITCHEN/ BOGART ROOM



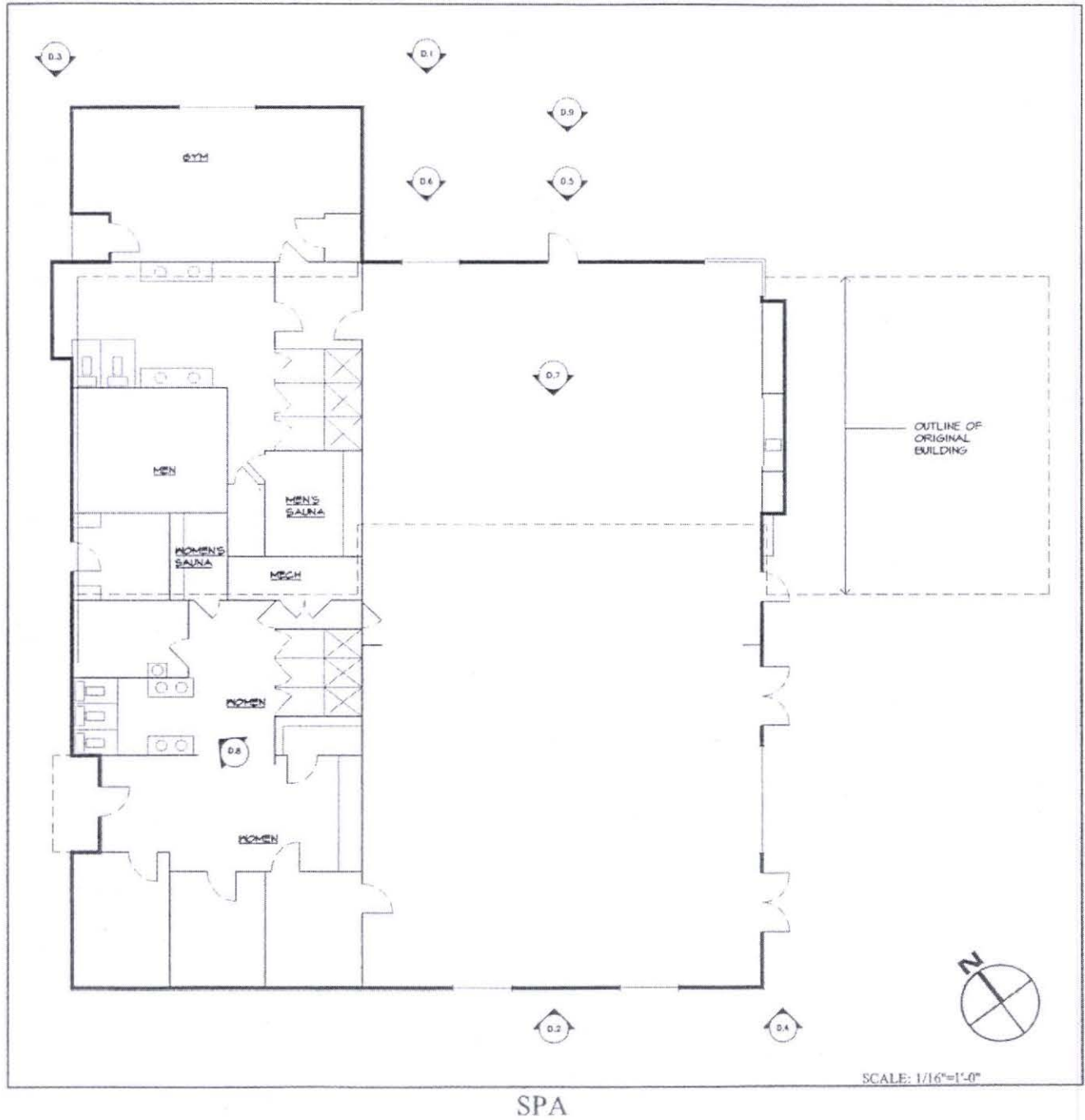
Restaurant and Bogart Room

BUILDING C RESTAURANT/ KITCHEN/ BOGART ROOM

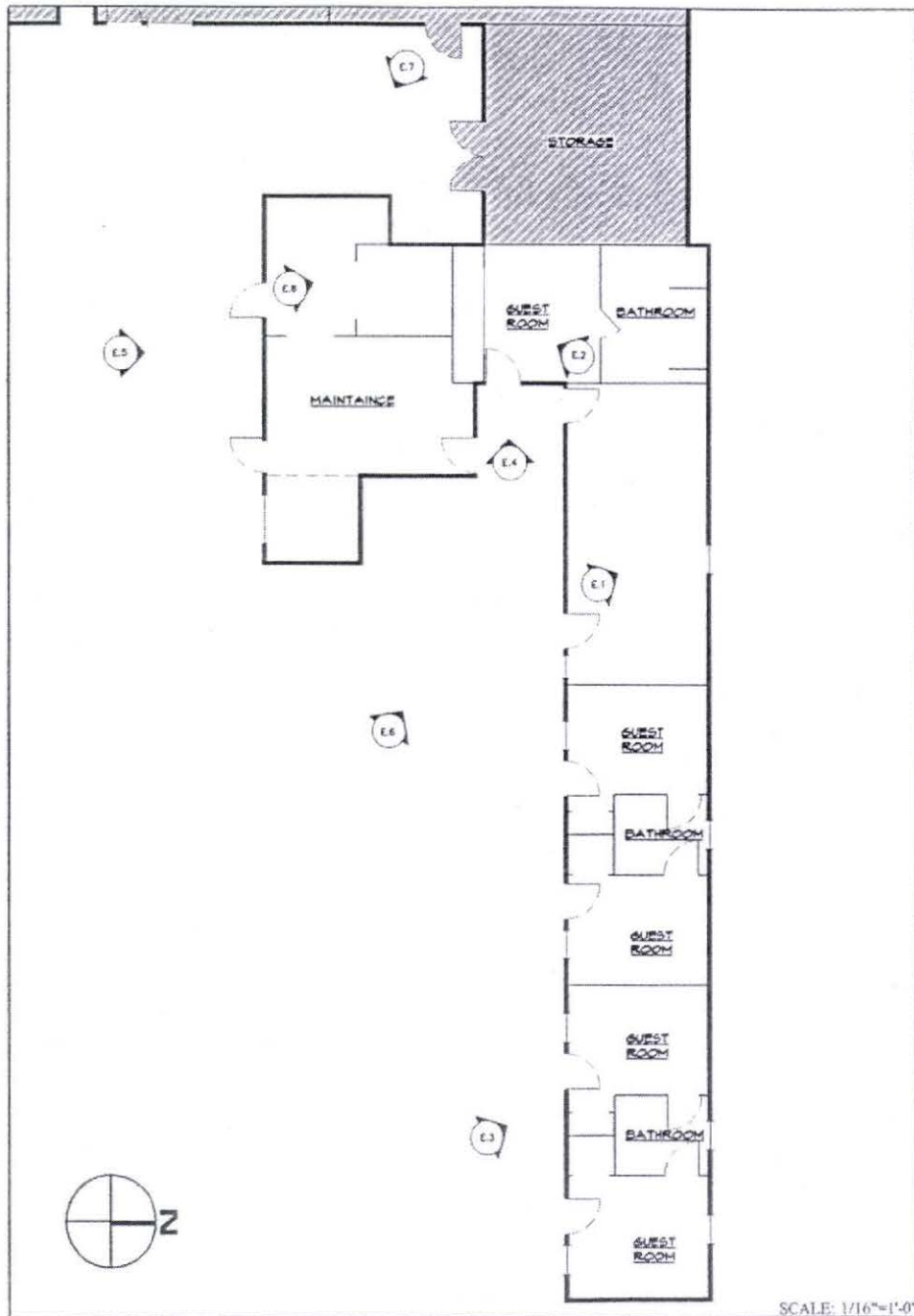


Kitchen Area

BUILDING D FARRELL HOUSE

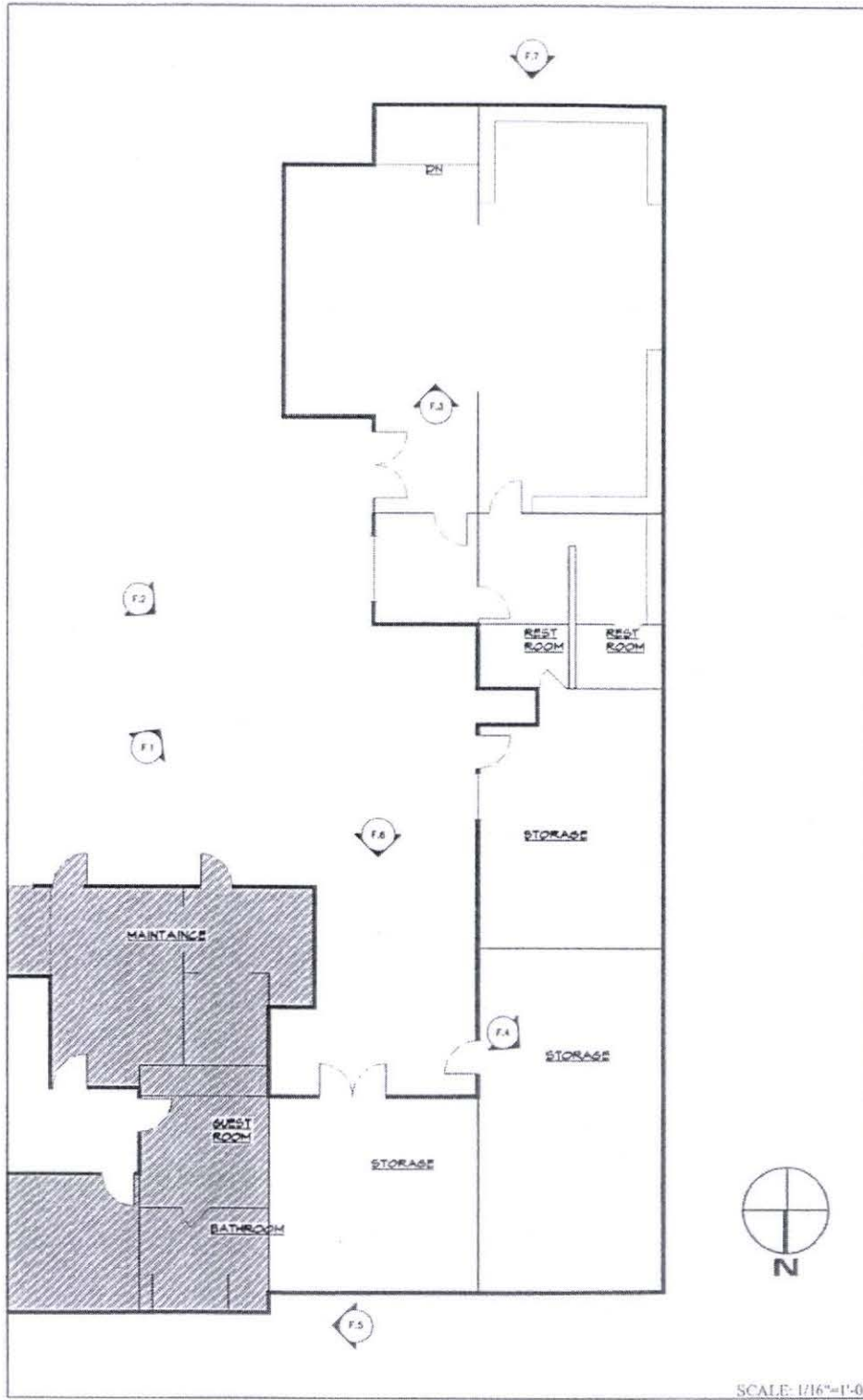


BUILDING E MAINTENANCE/ COTTAGE BUILDING



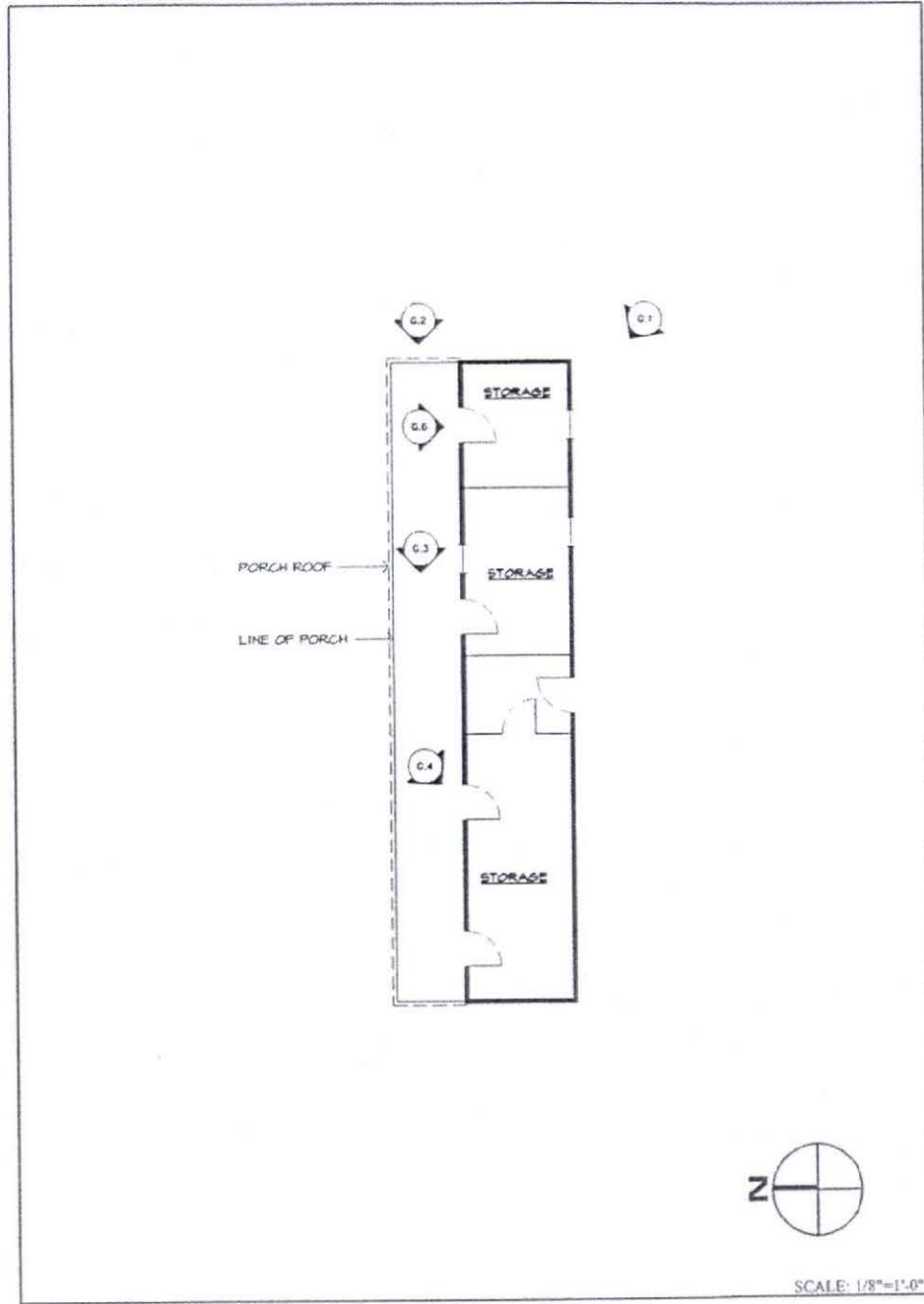
Maintenance Area and Cottage Building

BUILDING F HOUSEKEEPING BUILDING



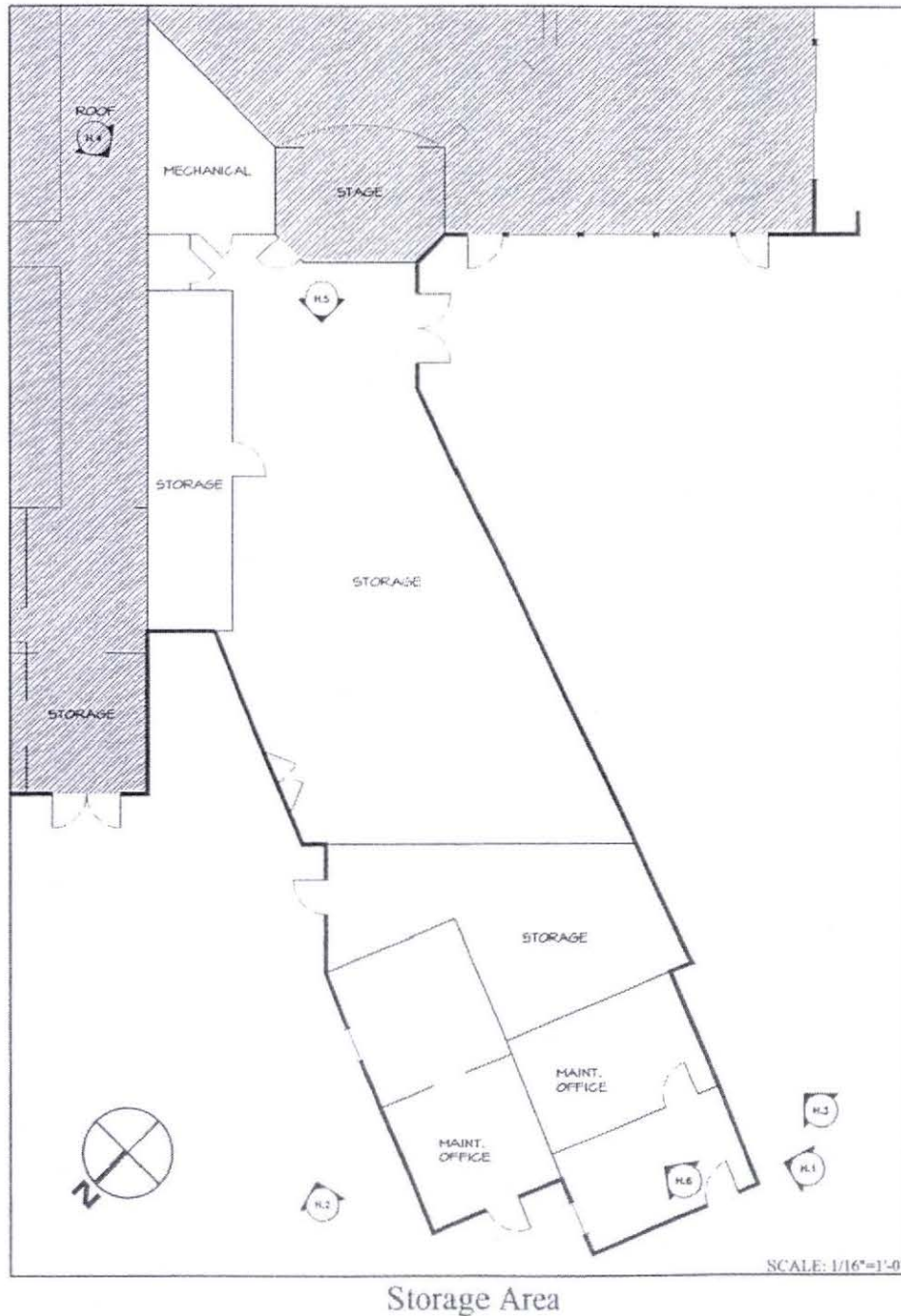
Storage Area

BUILDING G SHED BUILDING STORAGE



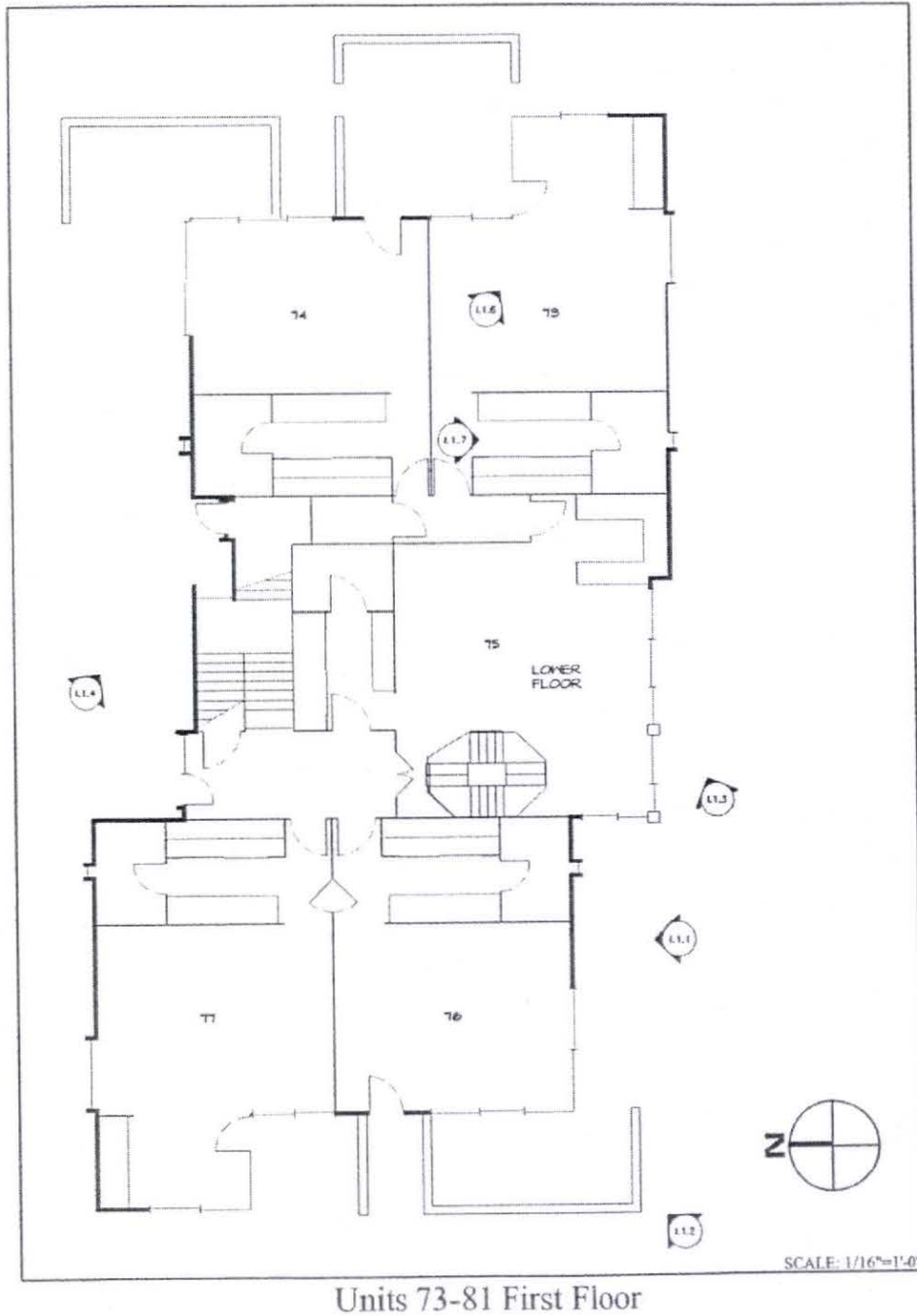
Storage Area

BUILDING H MAINTENANCE OFFICE/ STORAGE EXTENSION

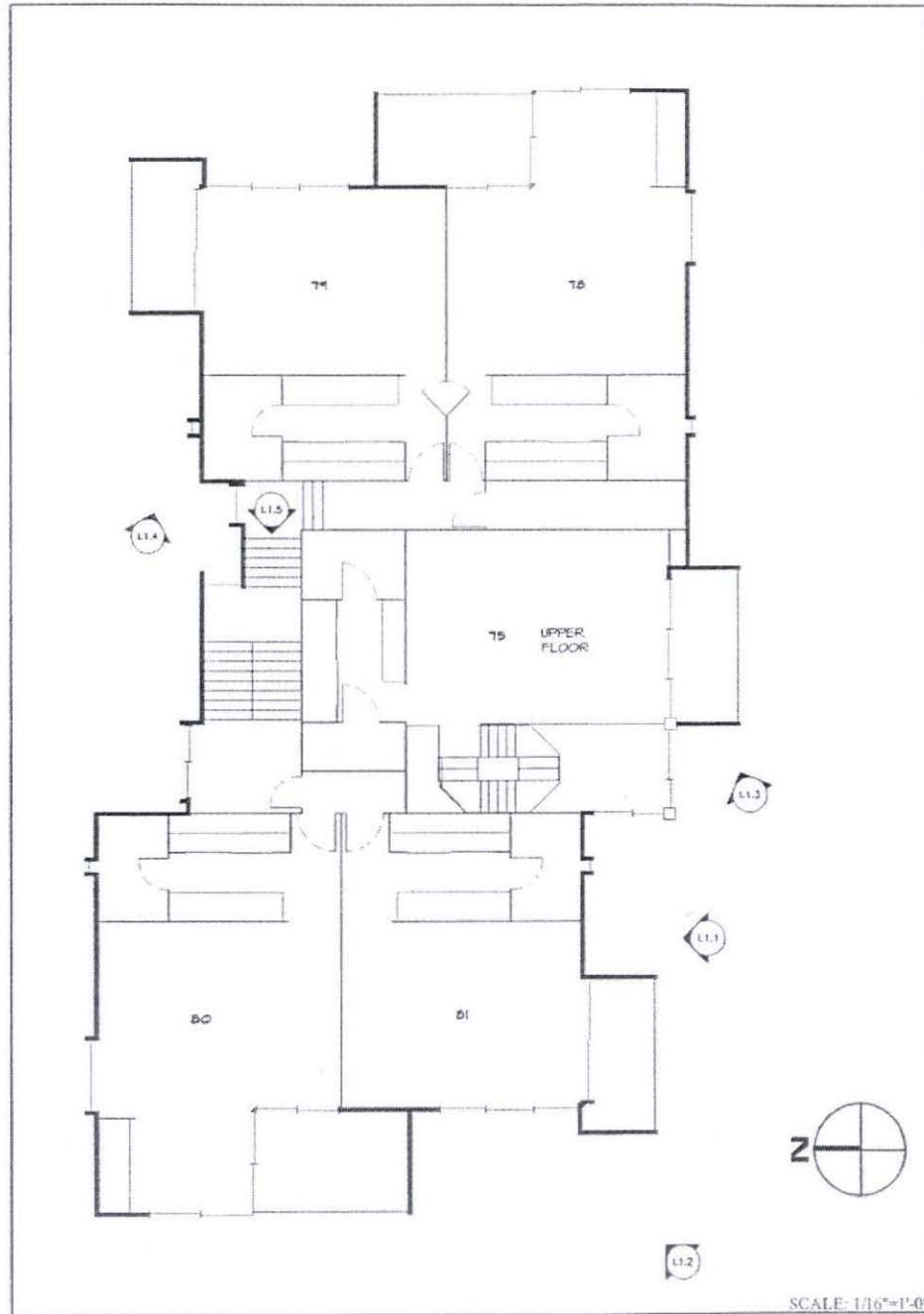


Storage Area

BUILDING I.1 2 STORY RESIDENCE BUILDINGS

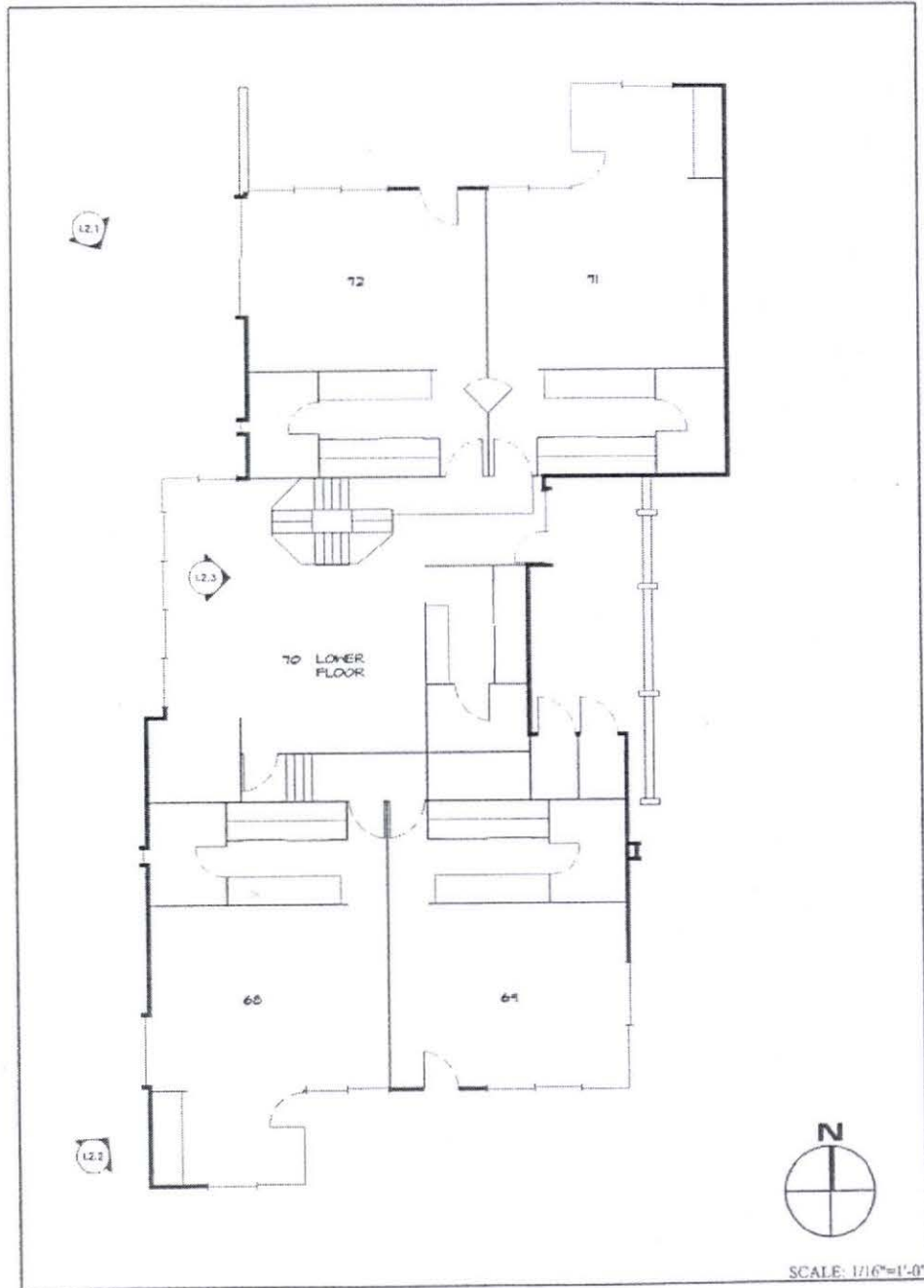


BUILDING I.2 2 STORY RESIDENCE BUILDINGS



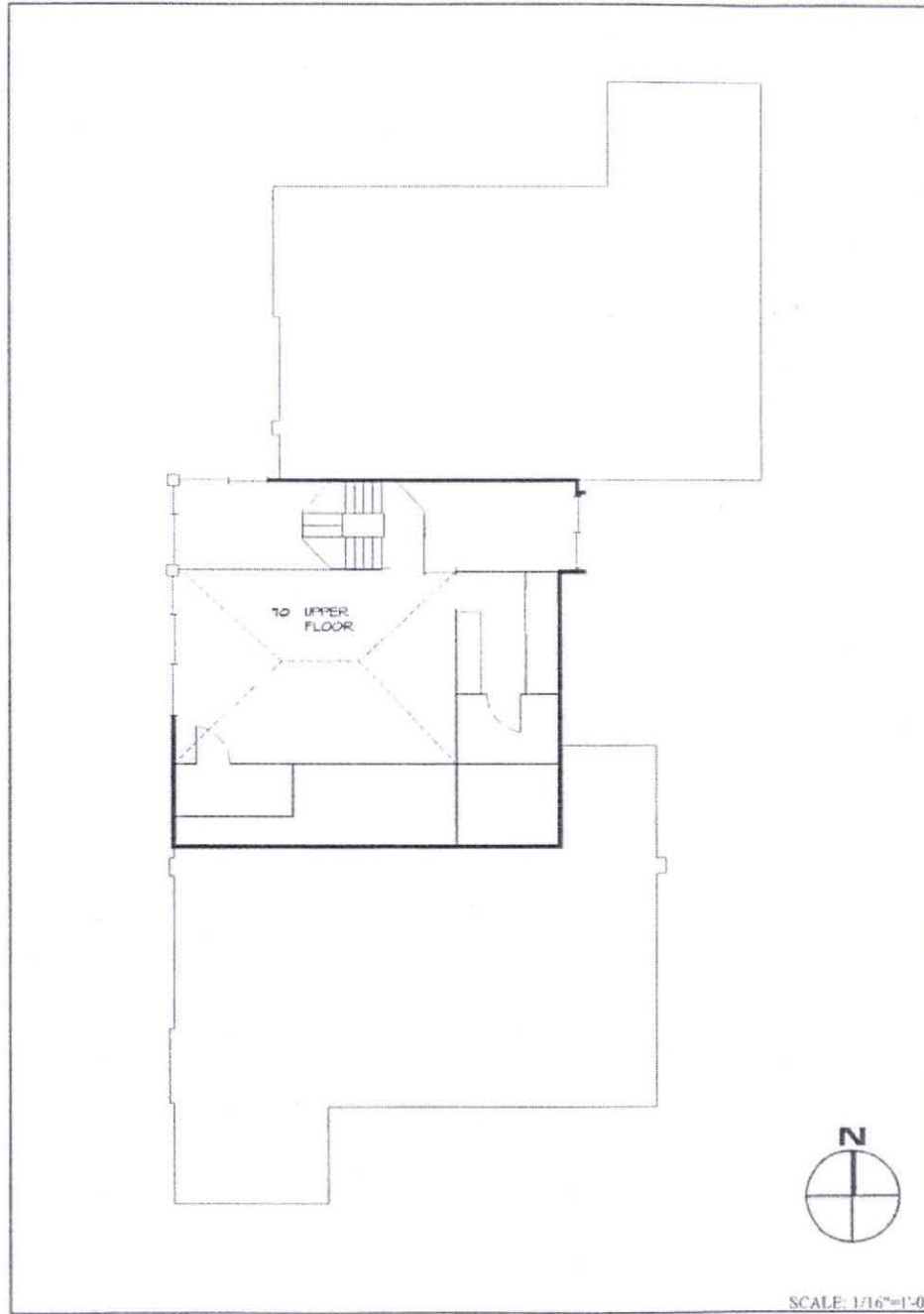
Units 73-81, Second Floor

BUILDING I.2 2 STORY RESIDENCE BUILDINGS



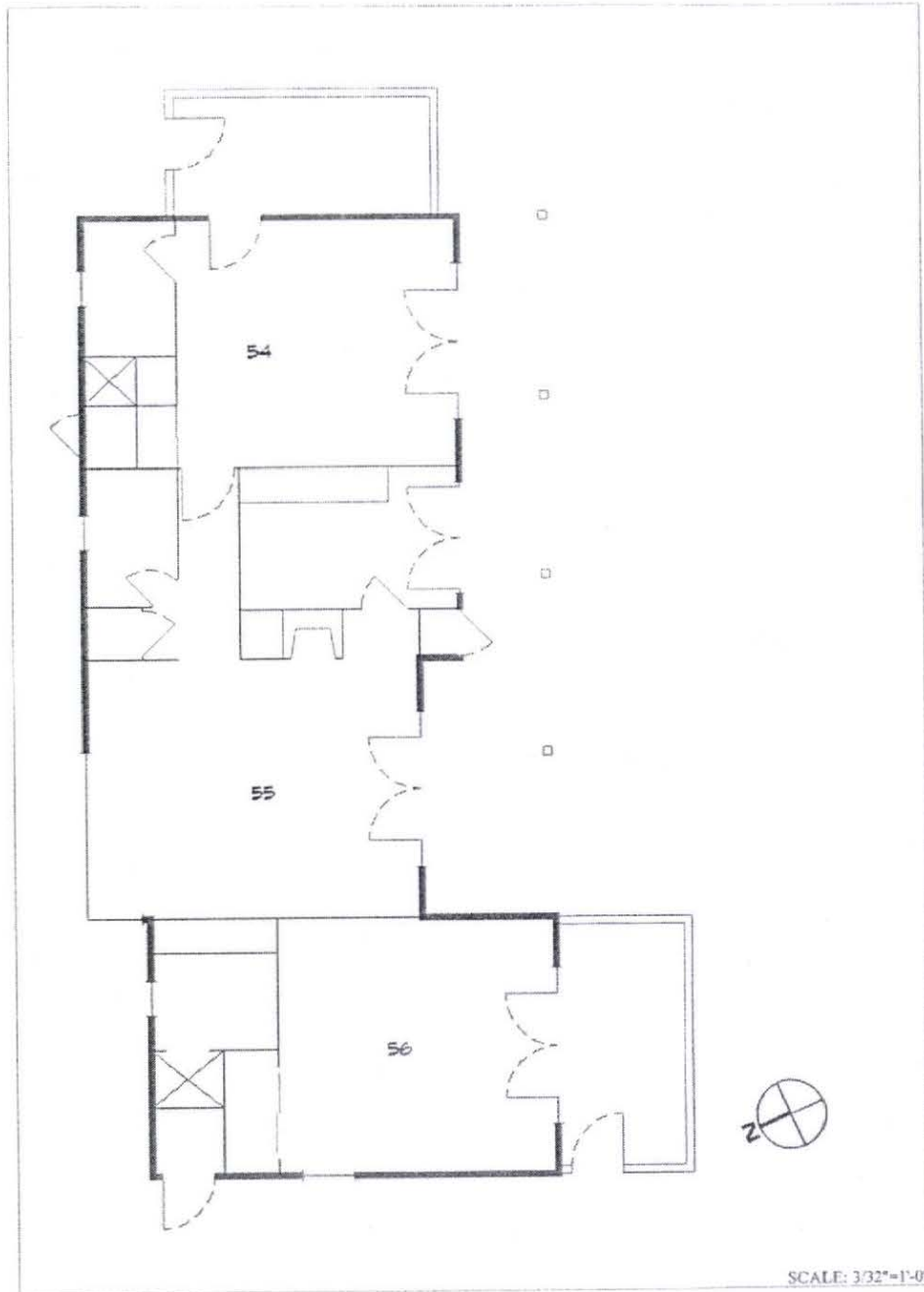
Units 68-72, First Floor

BUILDING I.2 2 STORY RESIDENCE BUILDINGS



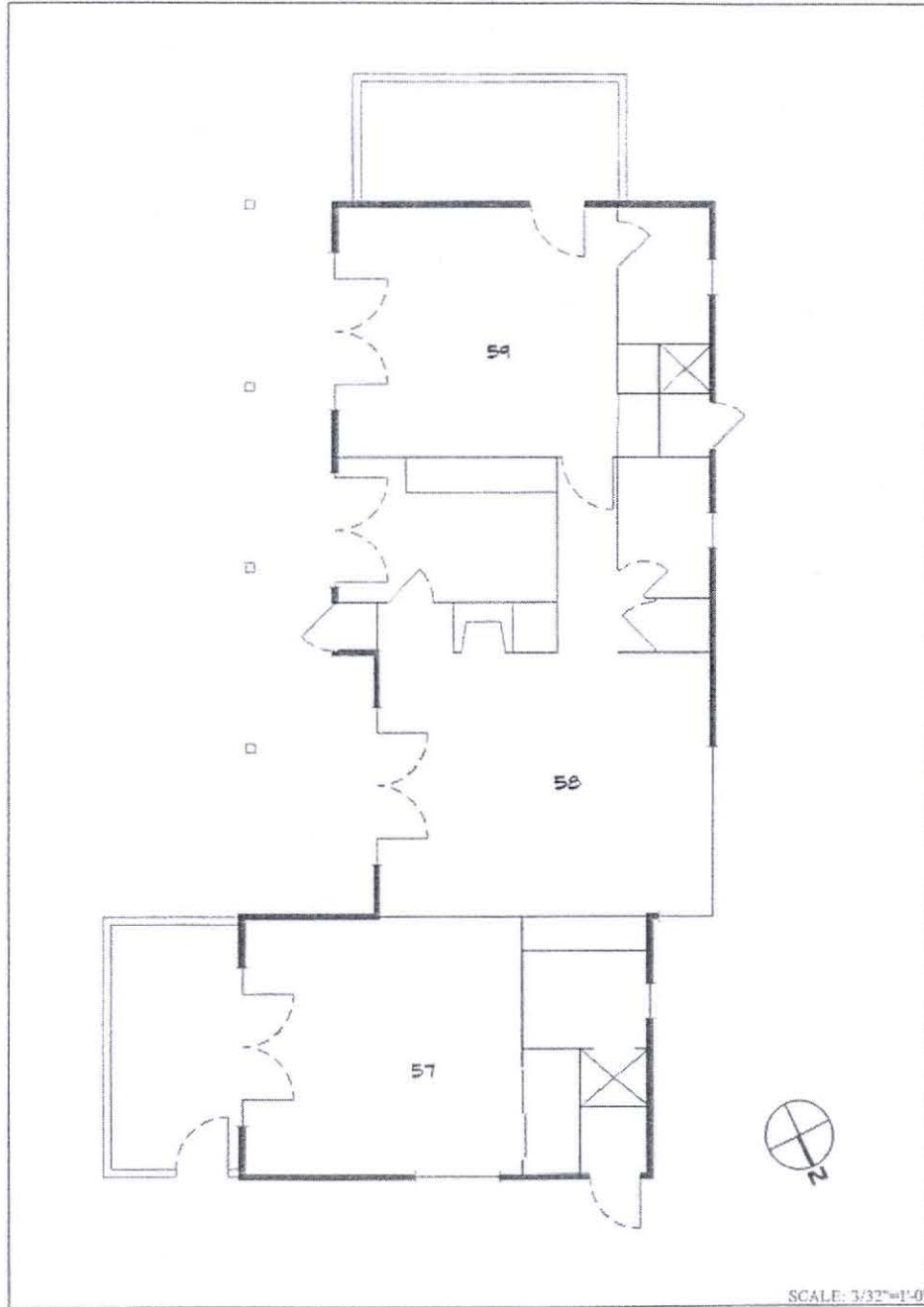
Units 68-72, Second Floor

BUILDING J.1, COTTAGE BUILDING (ALBERT FREY)



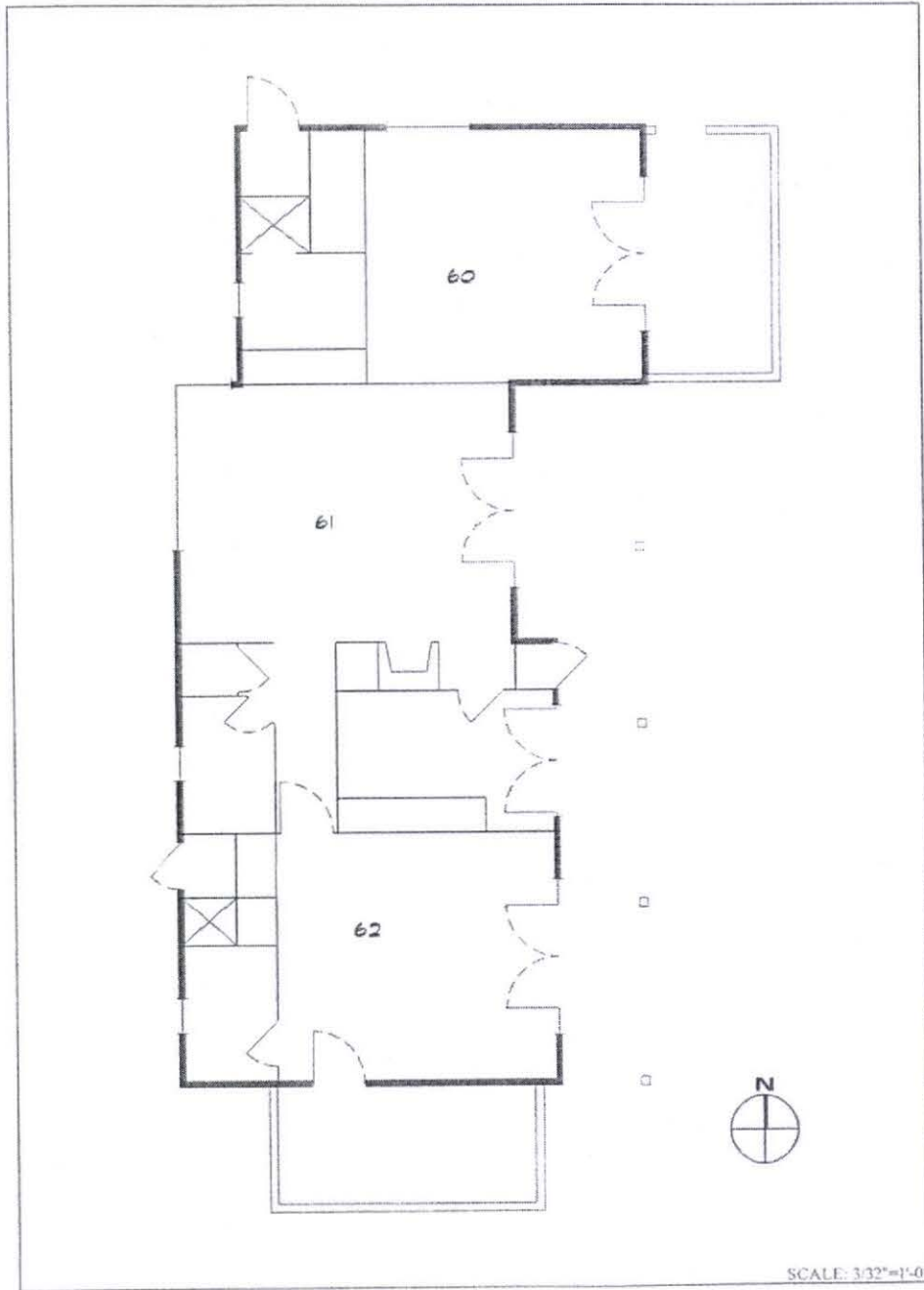
Units 54-56

BUILDING J.2, COTTAGE BUILDING (ALBERT FREY)



Units 57-59

BUILDING J.3, COTTAGE BUILDING (ALBERT FREY)



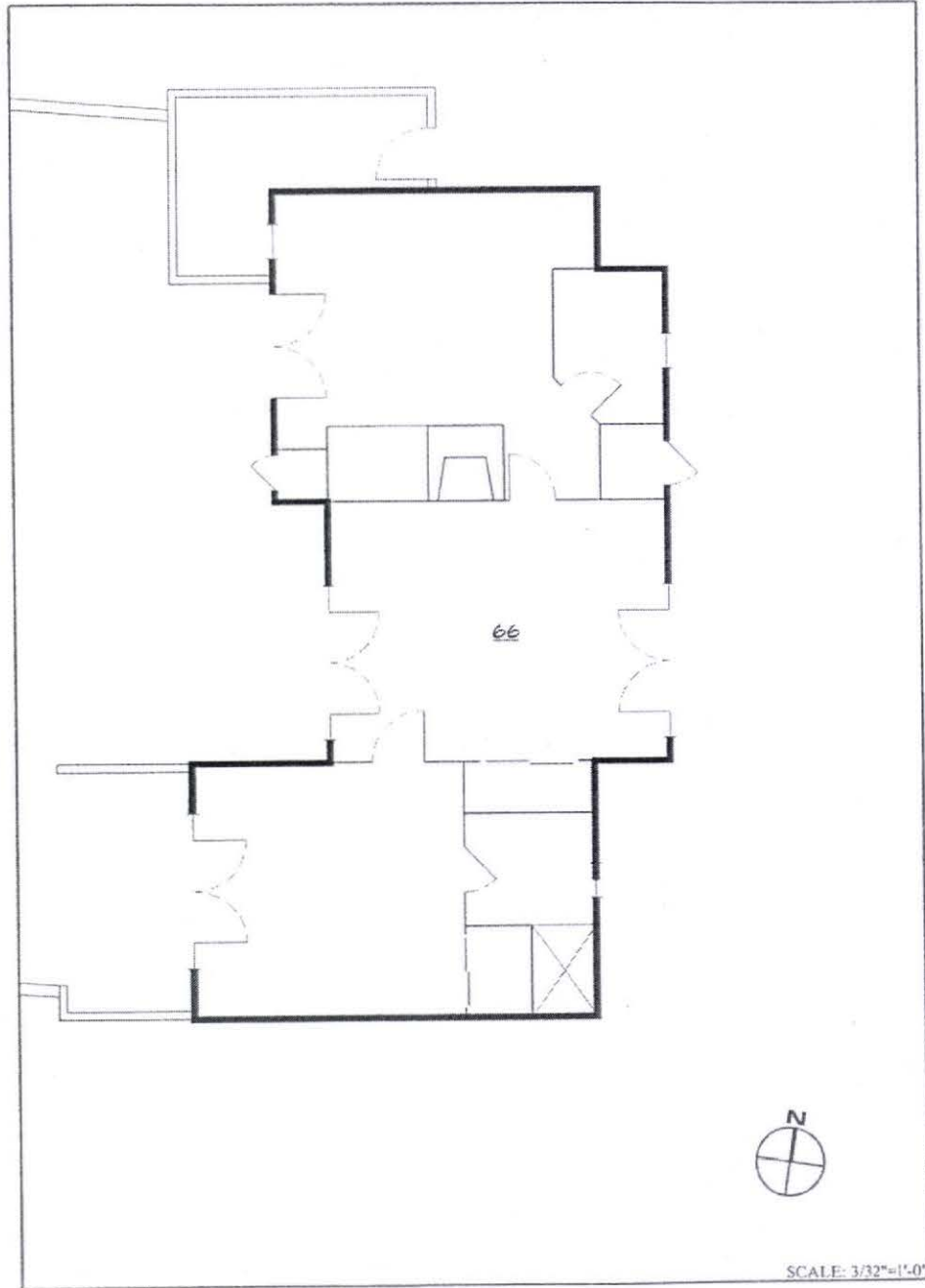
Units 60-62

BUILDING J.4, COTTAGE BUILDING (ALBERT FREY)



Units 63-65

BUILDING J.5, COTTAGE BUILDING (ALBERT FREY)



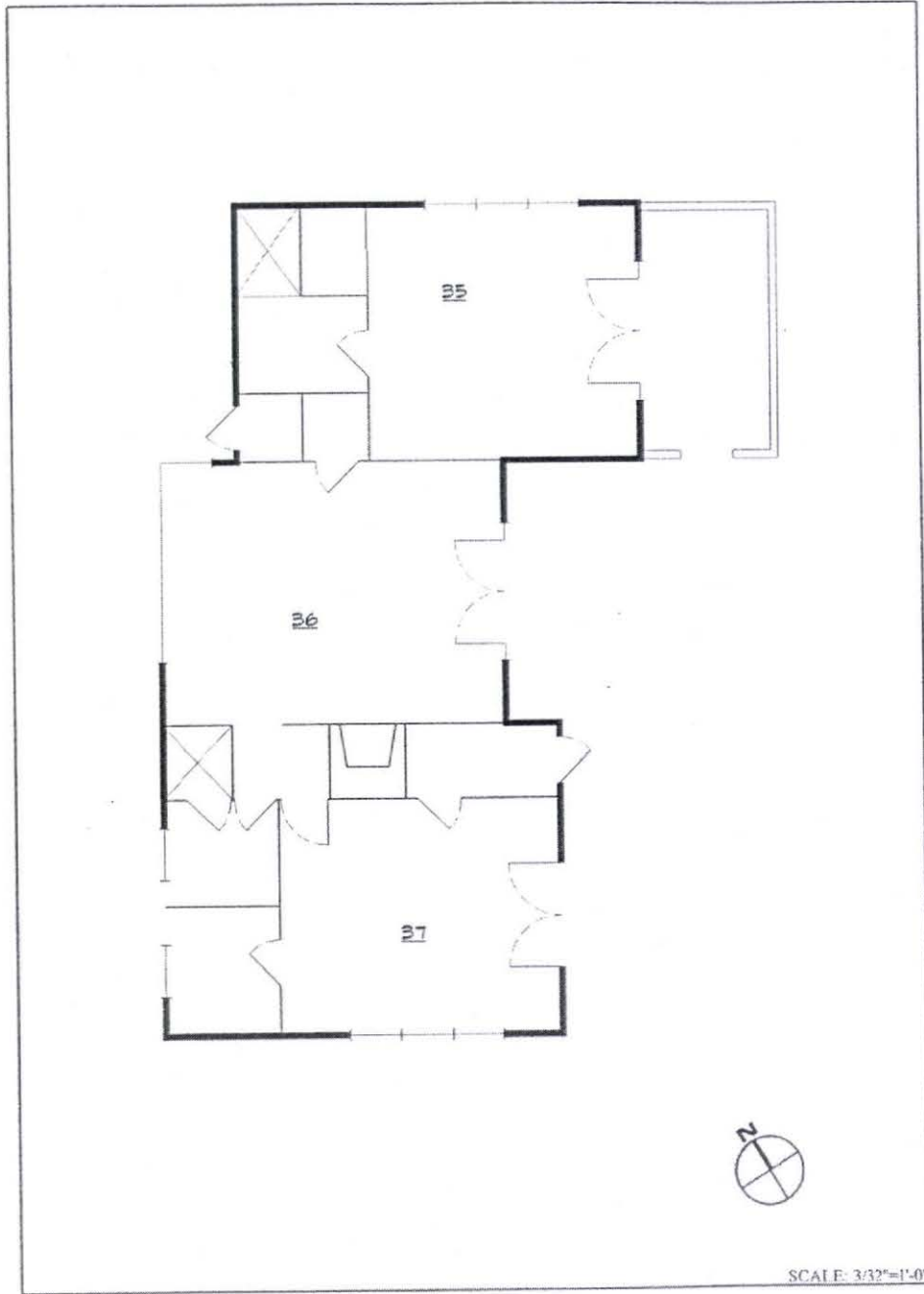
Unit 66

BUILDING J.6, COTTAGE BUILDING (ALBERT FREY)



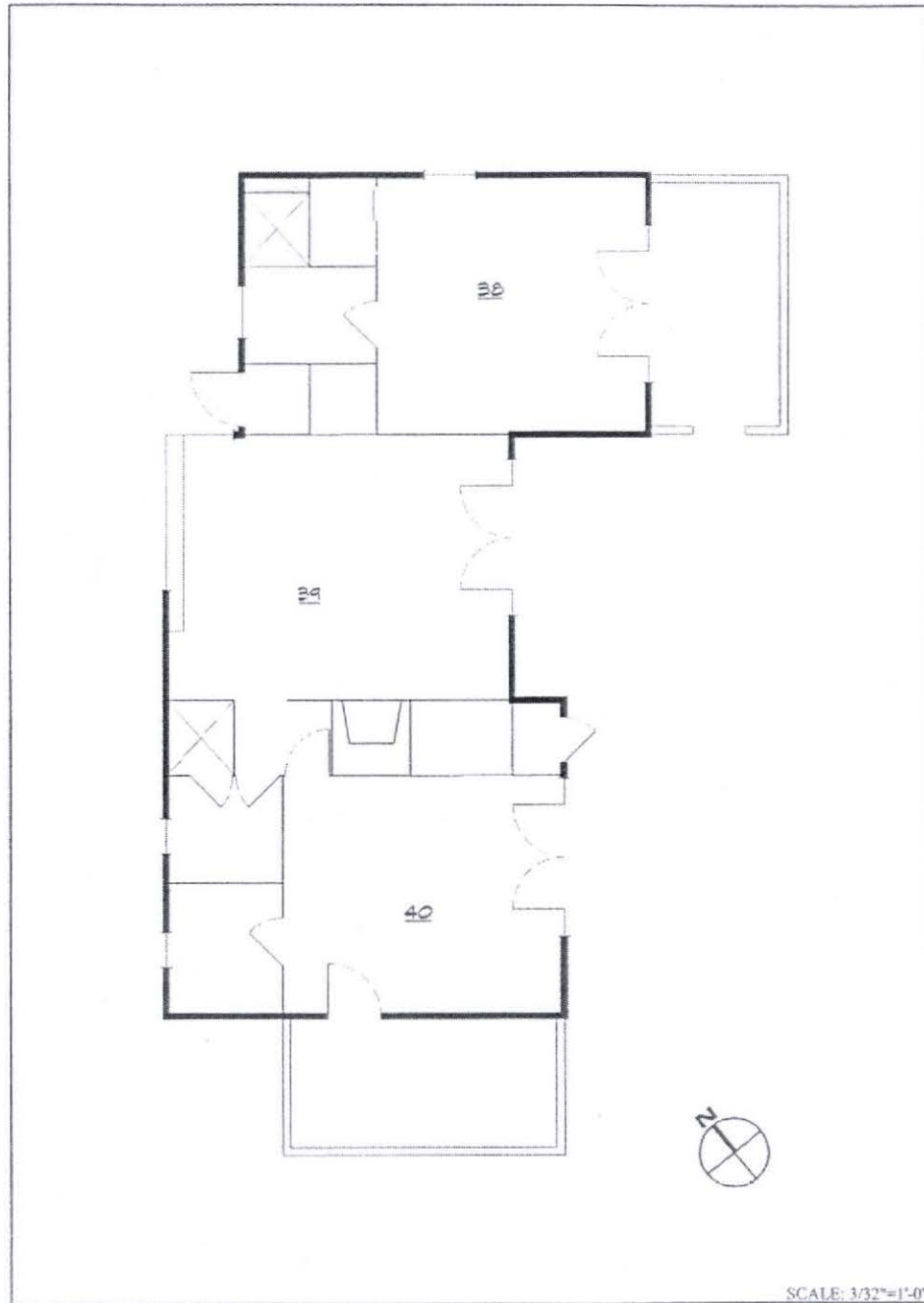
Units 32-34

BUILDING J.7, COTTAGE BUILDING (ALBERT FREY)



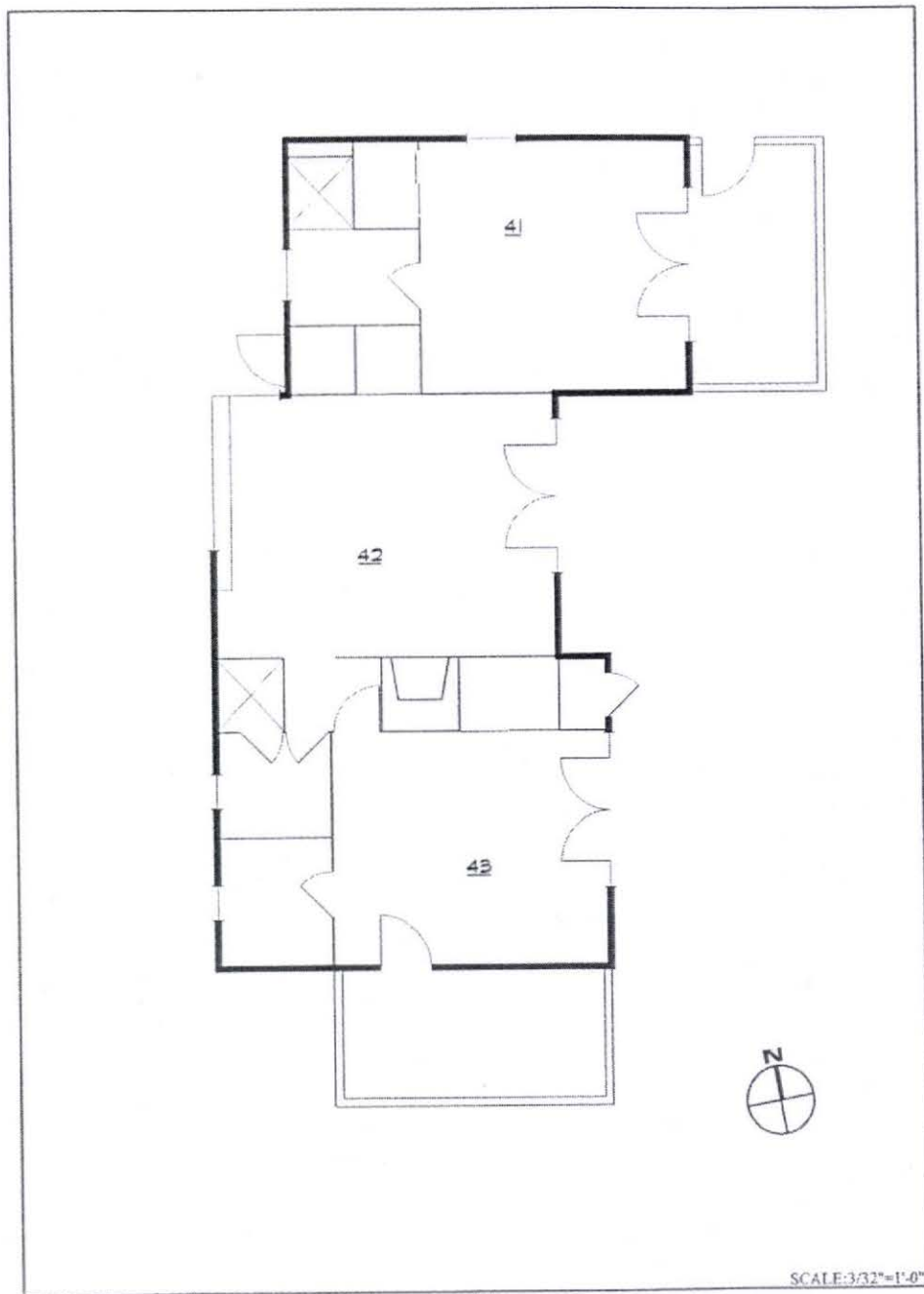
Units 35-37

BUILDING J.8, COTTAGE BUILDING (ALBERT FREY)



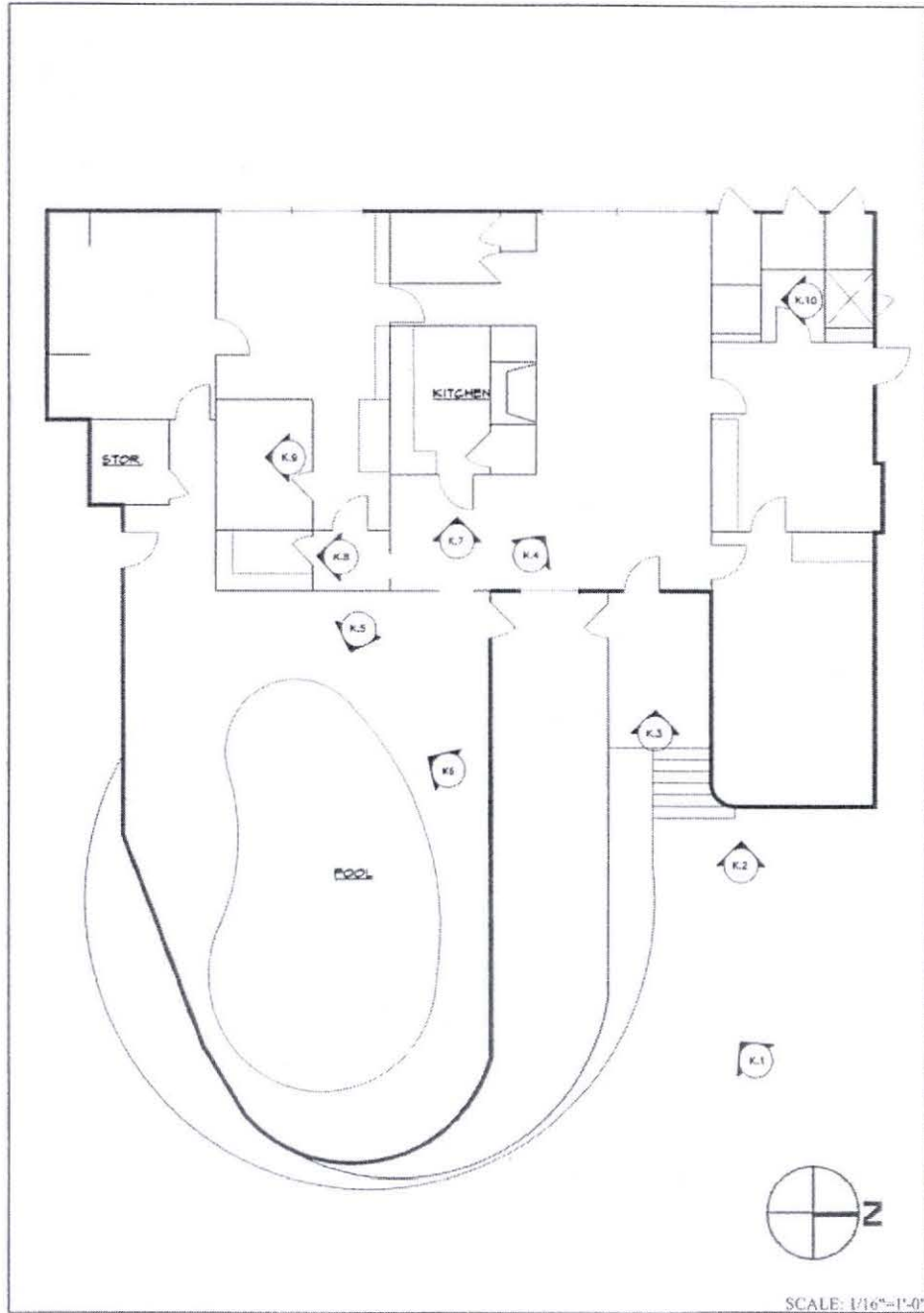
Units 38-40

BUILDING J.9 COTTAGE BUILDINGS (ALBERT FREY)



Units 41-43

BUILDING K SCHIFF HOUSE (ALBERT FREY ADDITION)



Unit 45

APPENDIX B

BUILDING "A" PICTURES

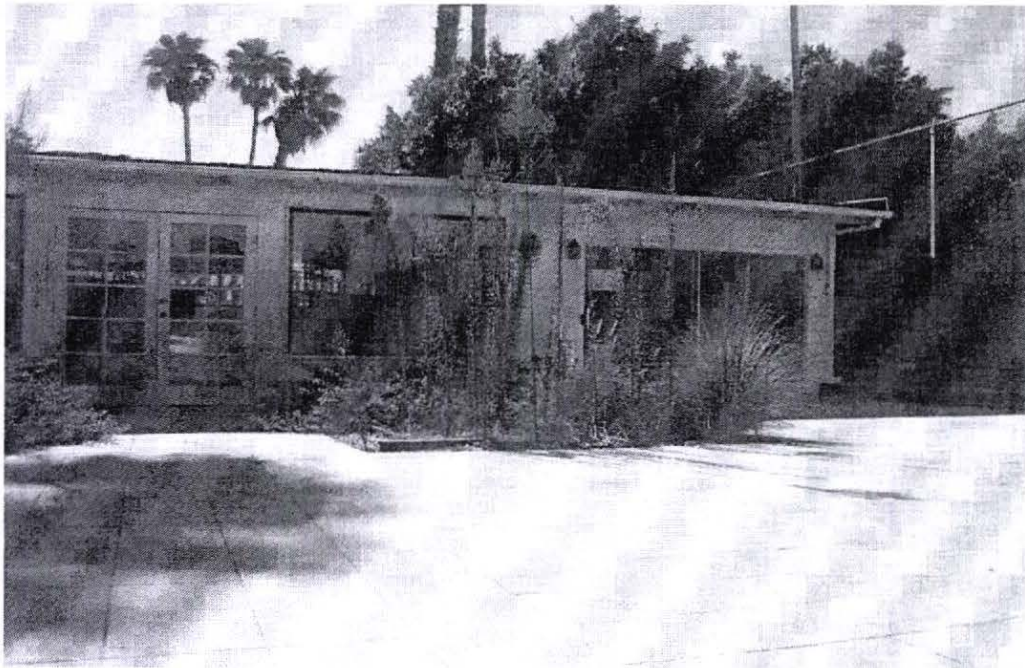


Figure A.1 Building "A"- Lobby/ Office Building

View of Rear of Entrance lobby

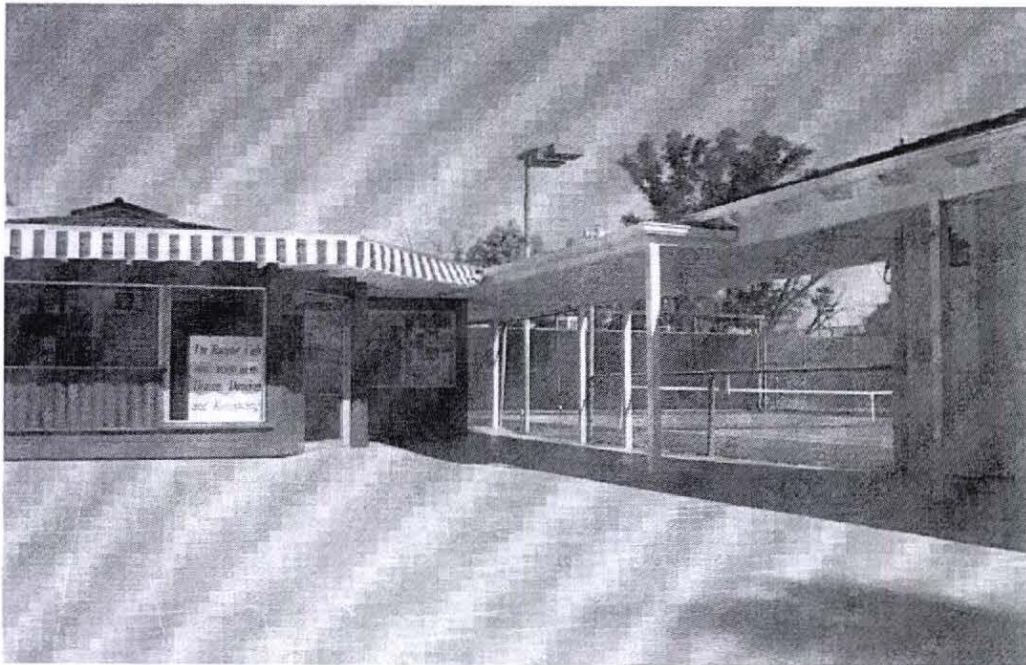


Figure A.2 Building "A"- Lobby/ Office Building

View of Connection canopy to
Bamboo Lounge

BUILDING "A" PICTURES

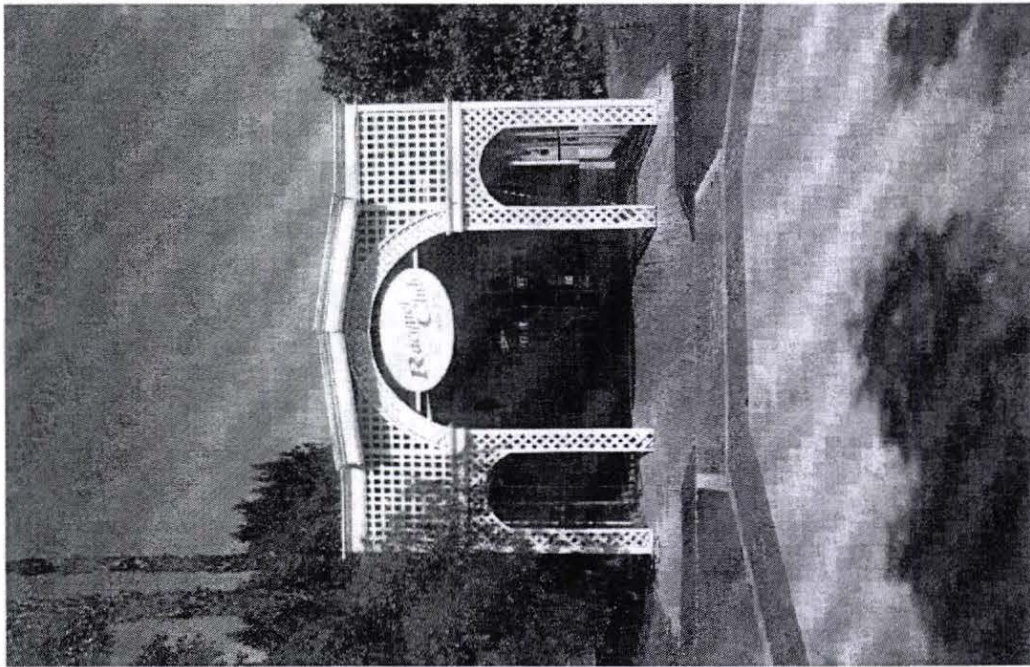


Figure A.3 Building "A"- Lobby/ Office Building

View of Front Entry

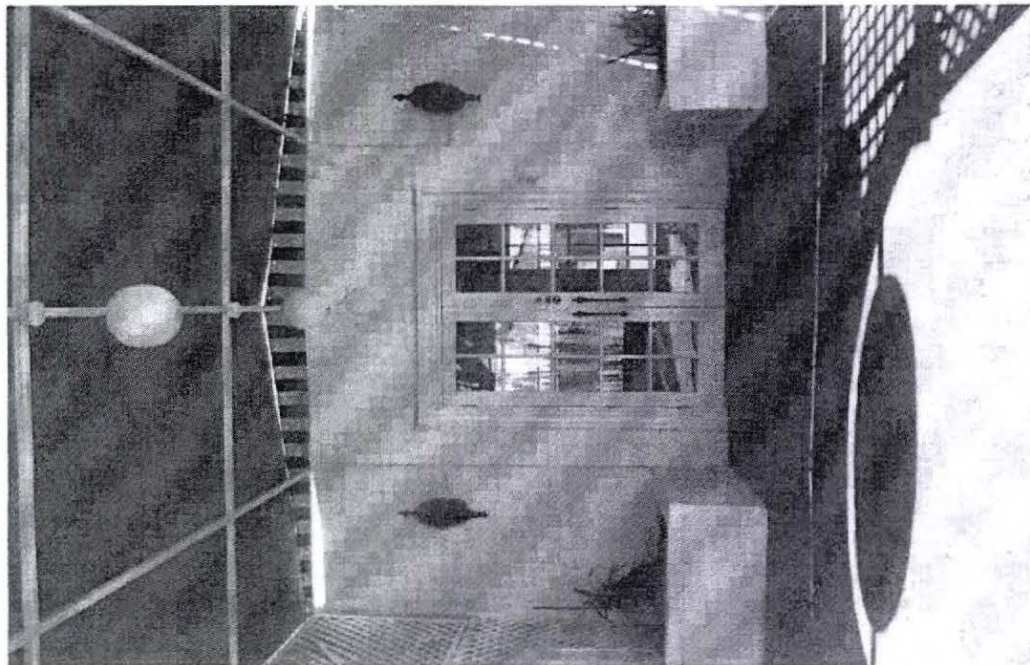


Figure A.4 Building "A"- Lobby/ Office Building

View of Front Entry Doors

BUILDING "A" PICTURES



Figure A.5 Building "A"- Lobby/ Office Building

View of Office Addition Exterior



Figure A.6 Building "A"- Lobby/ Office Building

View of Front Entry Canopy

BUILDING "A" PICTURES

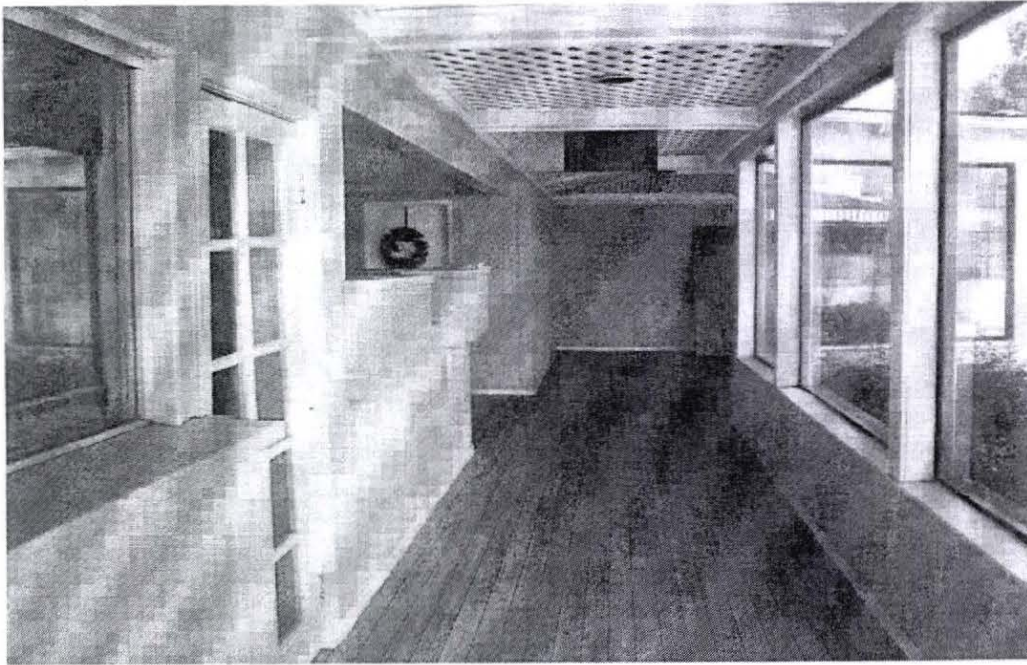


Figure A.7 Building "A"- Lobby/ Office Building

View of Lobby/ Hallway

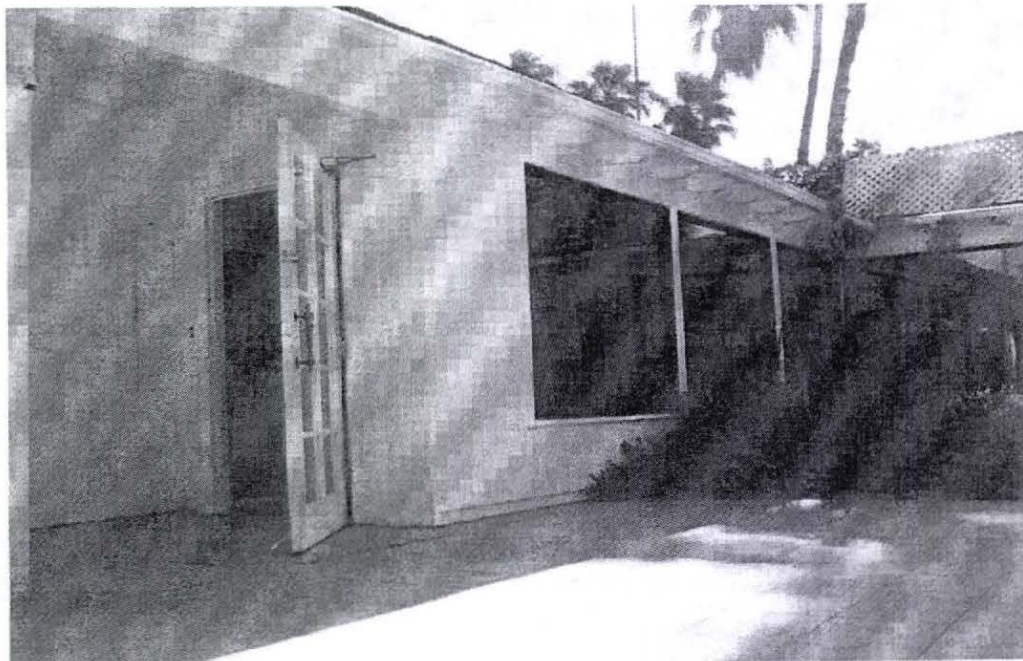


Figure A.8 Building "A"- Lobby/ Office Building

View of Connection Canopy to
Bamboo Lounge

BUILDING "A" PICTURES

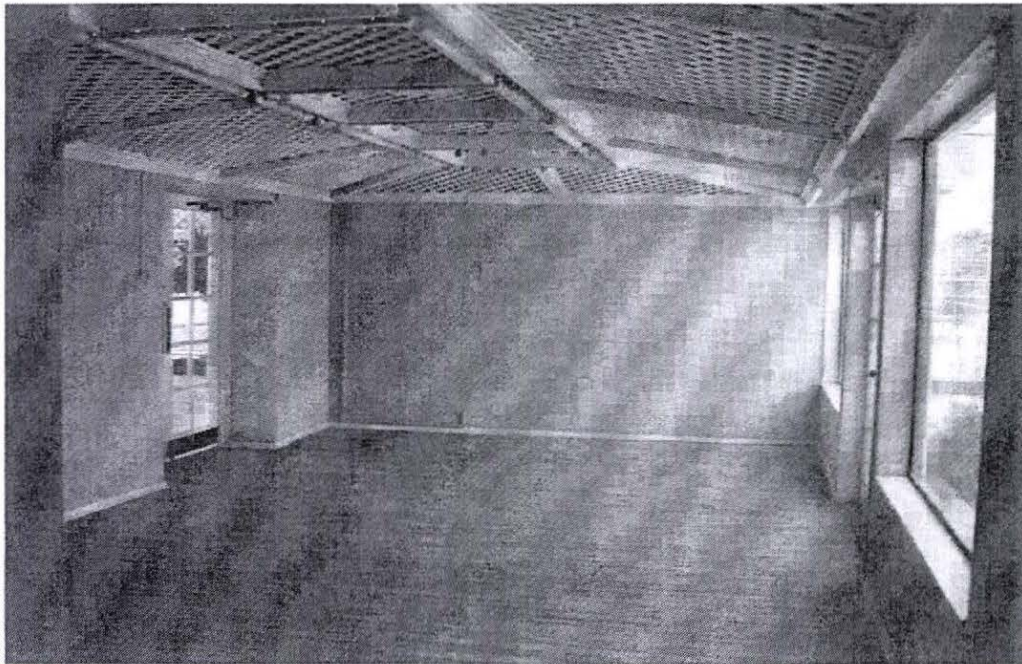


Figure A.9 Building "A"- Lobby/ Office Building

View of Entrance Lobby

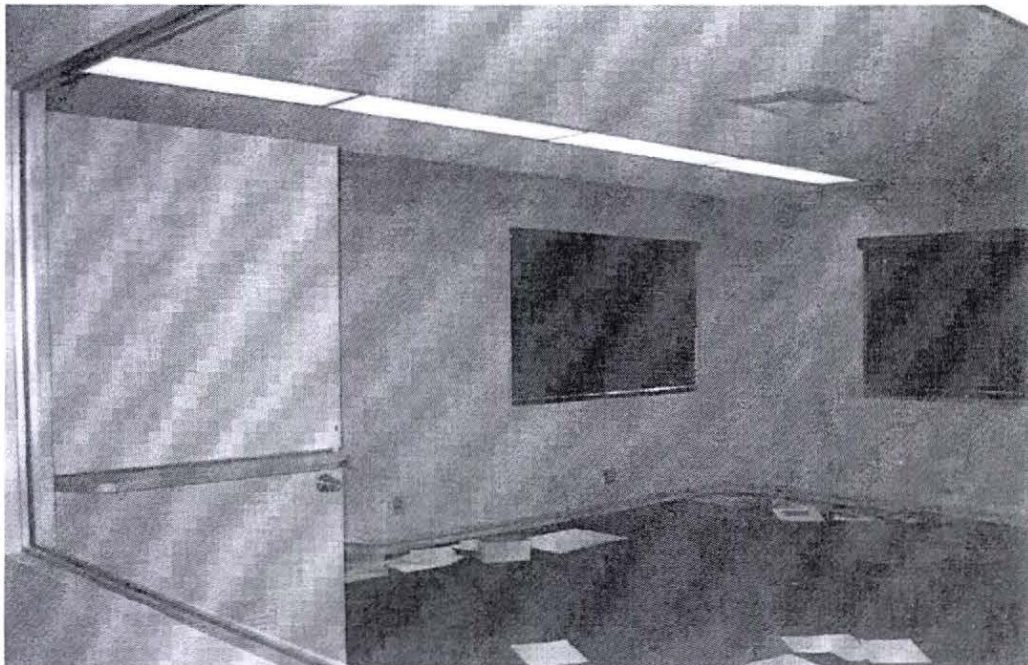


Figure A.10 Building "A"- Lobby/ Office Building

View of Typical Office Space

BUILDING "A" PICTURES

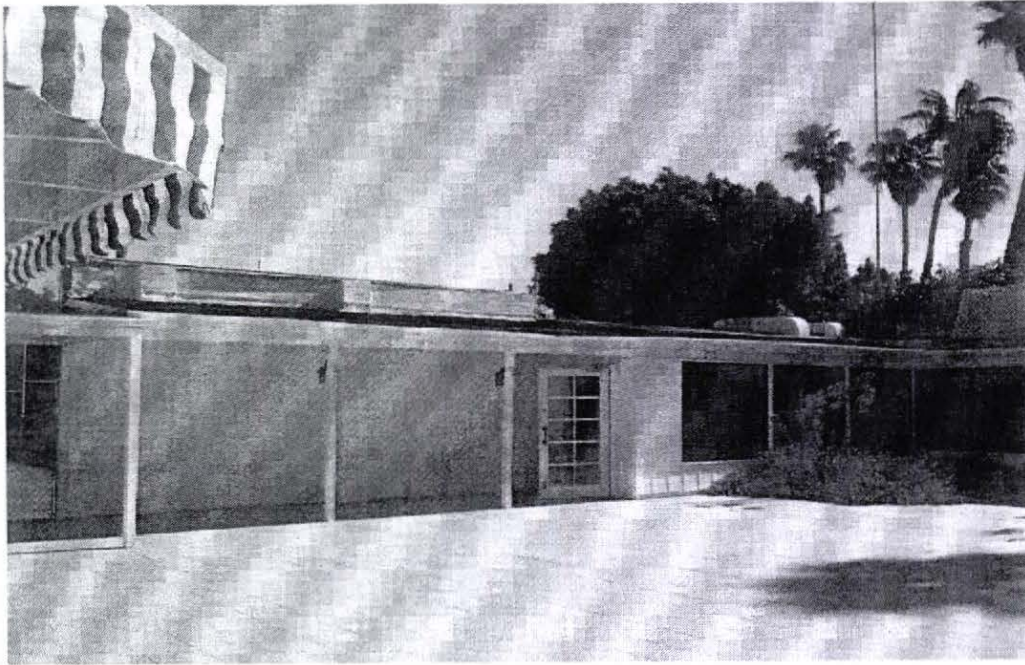


Figure A.11 Building "A"- Lobby/ Office Building

Exterior View of Hotel
Reception Desk Area

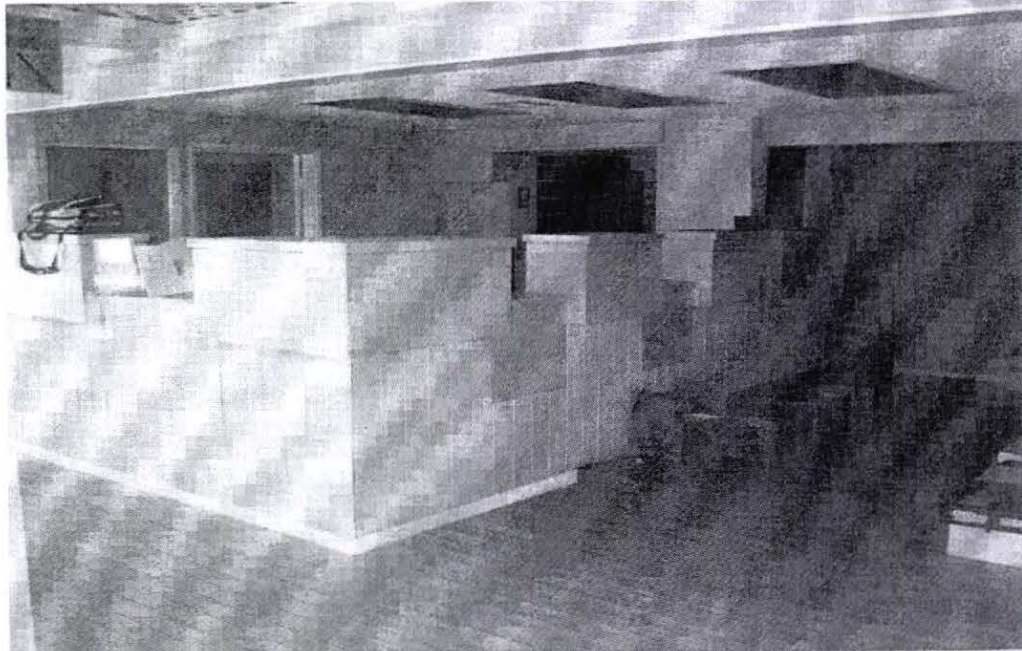


Figure A.12 Building "A"- Lobby/ Office Building

View of Reception Desk

BUILDING "A" PICTURES



Figure A.13 Building "A"- Lobby/ Office Building

View of Rear Masonry
Building End

BUILDING "B" PICTURES



Figure B.1 Building "B"- Bamboo Lounge/ Pro Shop

View of South Elevation

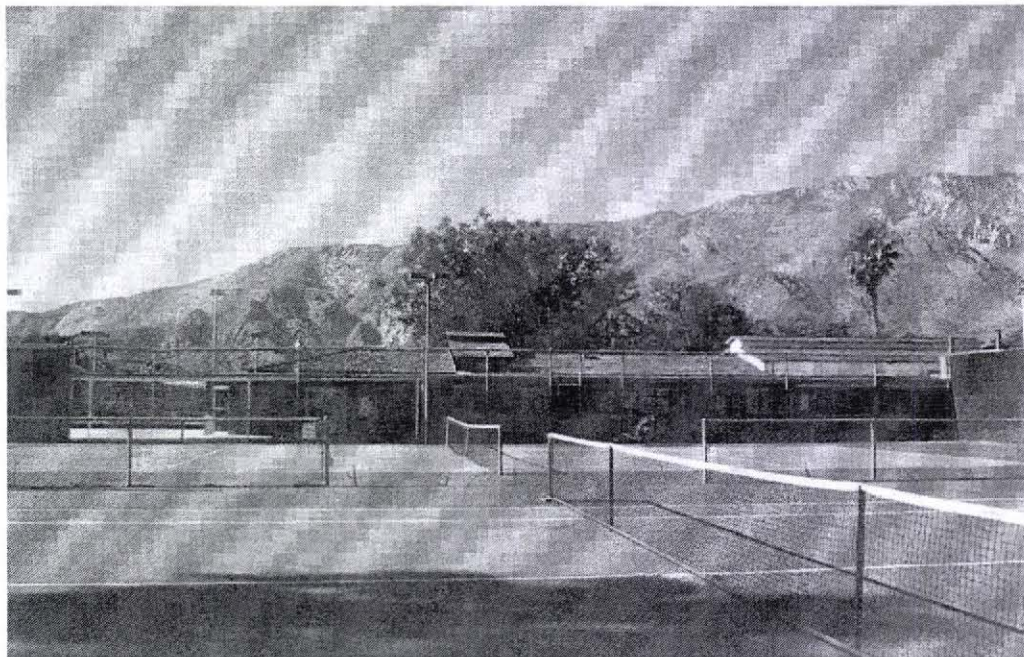


Figure B.2 Building "B"- Bamboo Lounge/ Pro Shop

View of North Elevation

BUILDING "B" PICTURES

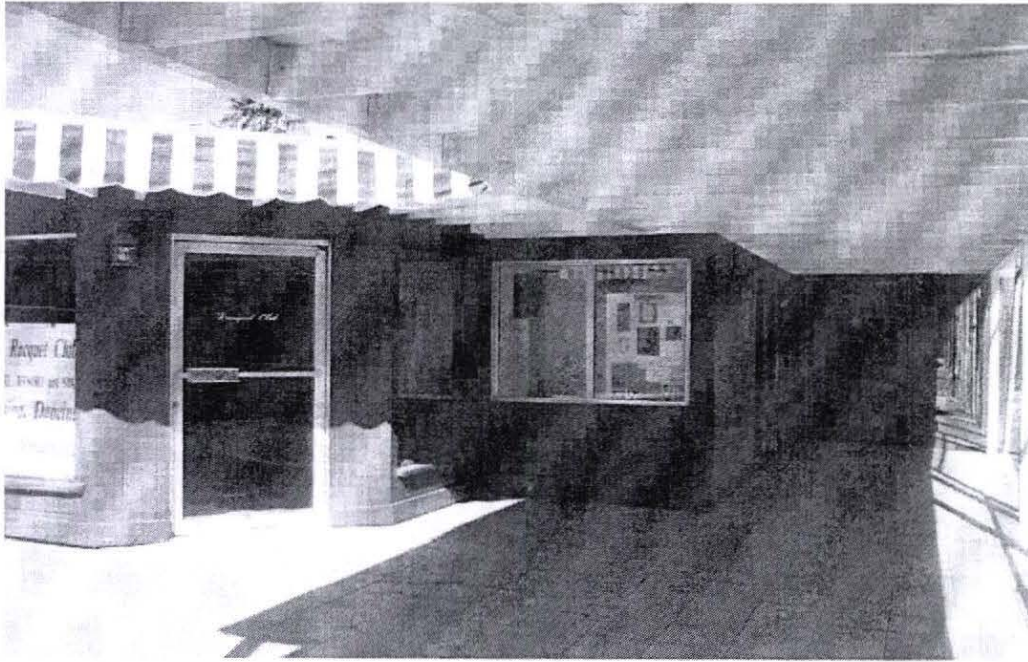


Figure B.3 Building "B"- Bamboo Lounge/ Pro Shop

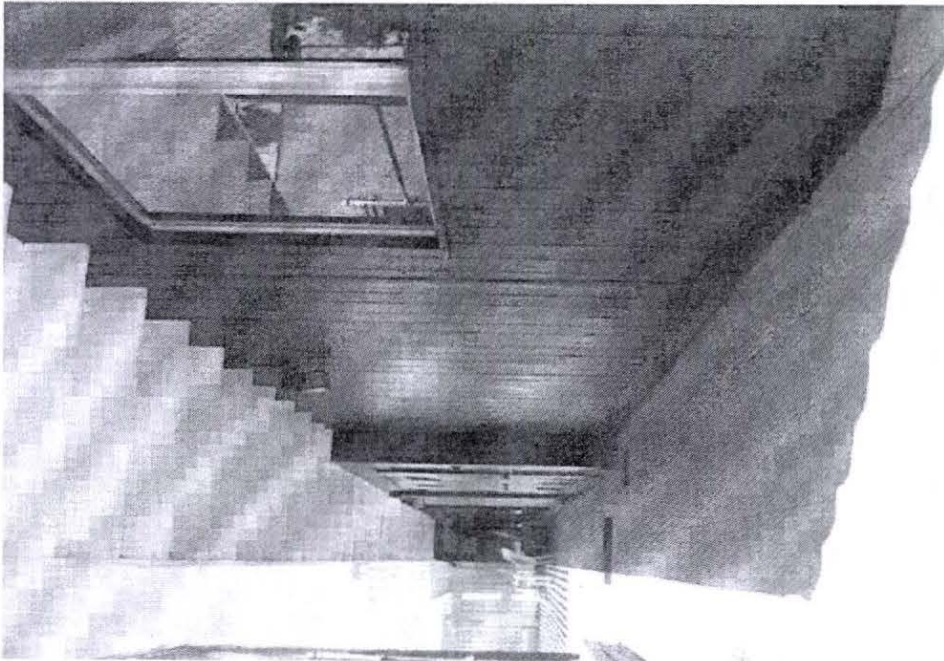


Figure B.4 Building "B"- Bamboo Lounge/ Pro Shop

BUILDING "B" PICTURES

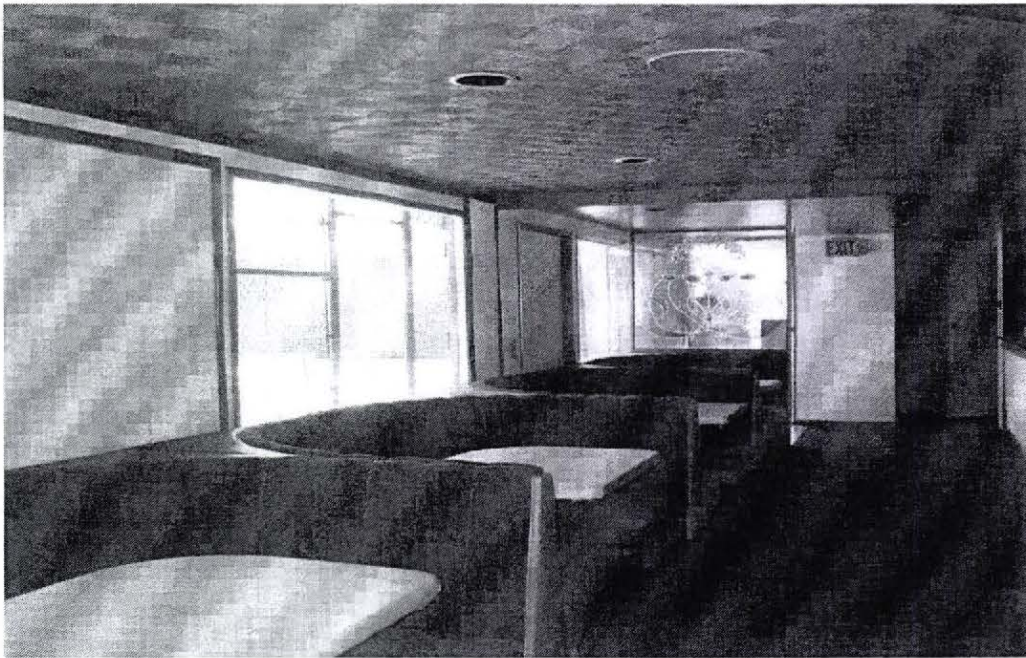


Figure B.5 Building "B"- Bamboo Lounge/ Pro Shop



Figure B.6 Building "B"- Bamboo Lounge/ Pro Shop

BUILDING "B" PICTURES

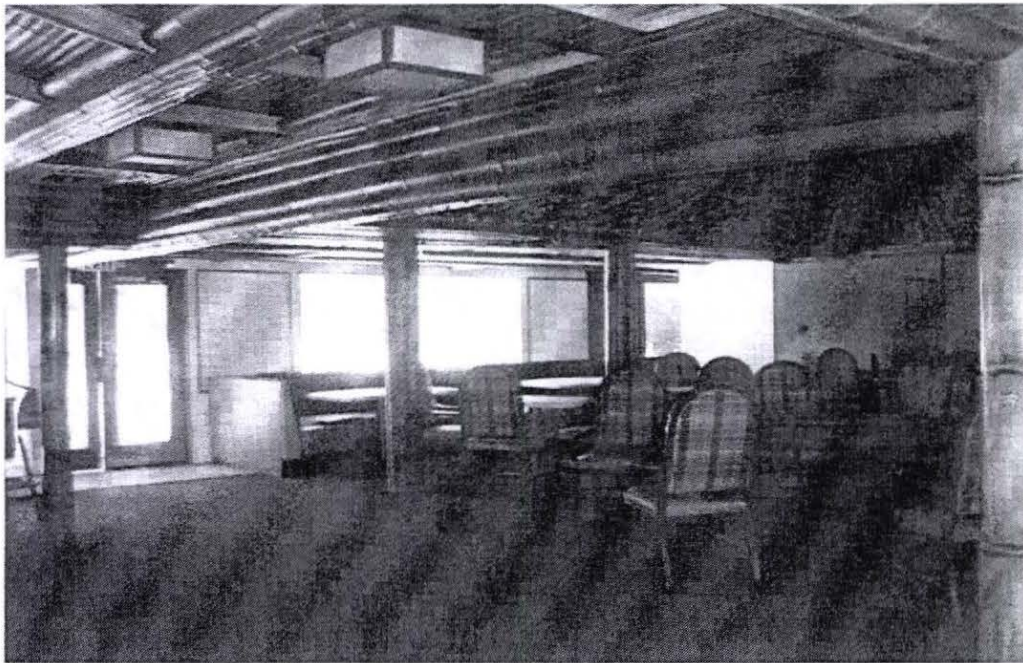


Figure B.7 Building "B"- Bamboo Lounge/ Pro Shop

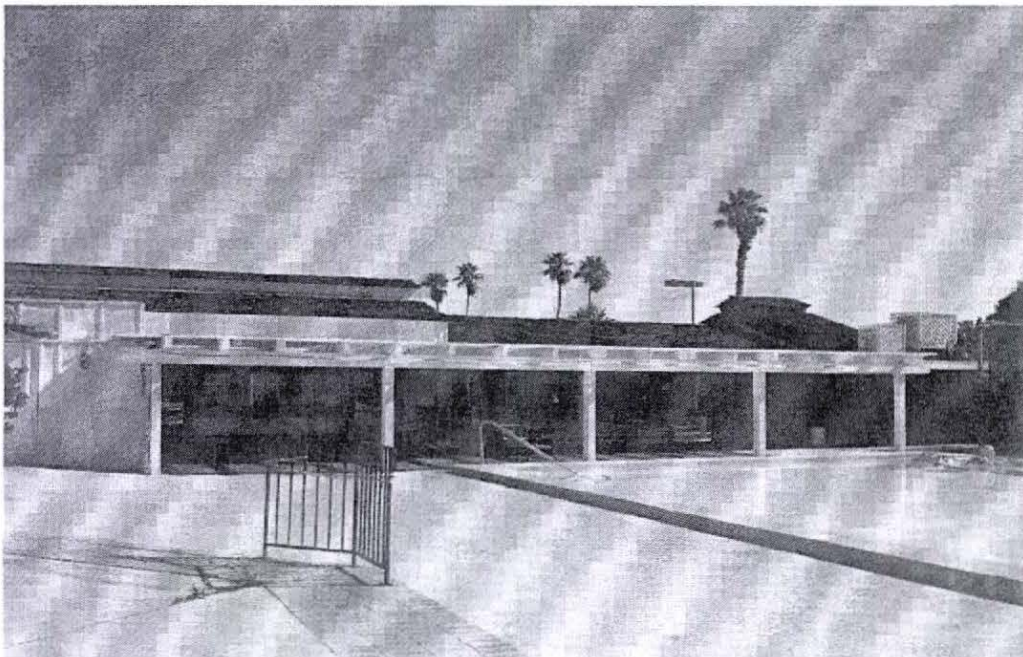


Figure B.8 Building "B"- Bamboo Lounge/ Pro Shop

View of South Porch

BUILDING "B" PICTURES



Figure B.9 Building "B"- Bamboo Lounge/ Pro Shop

Half Round End of Bamboo Bar

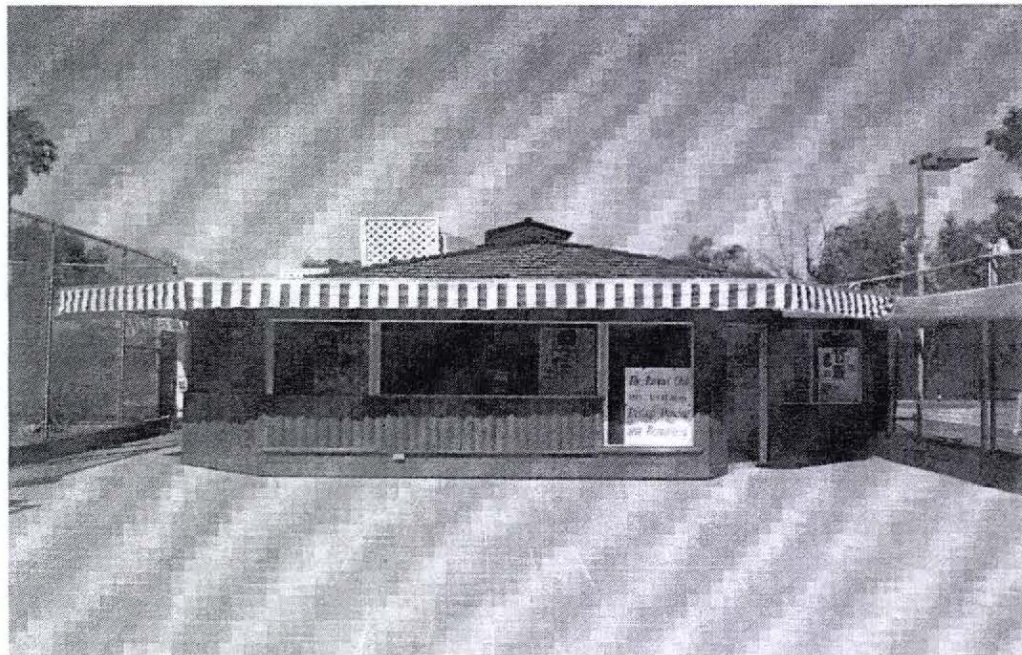


Figure B.10 Building "B"- Bamboo Lounge/ Pro Shop

End of Building at Pro Shop

BUILDING "C" PICTURES

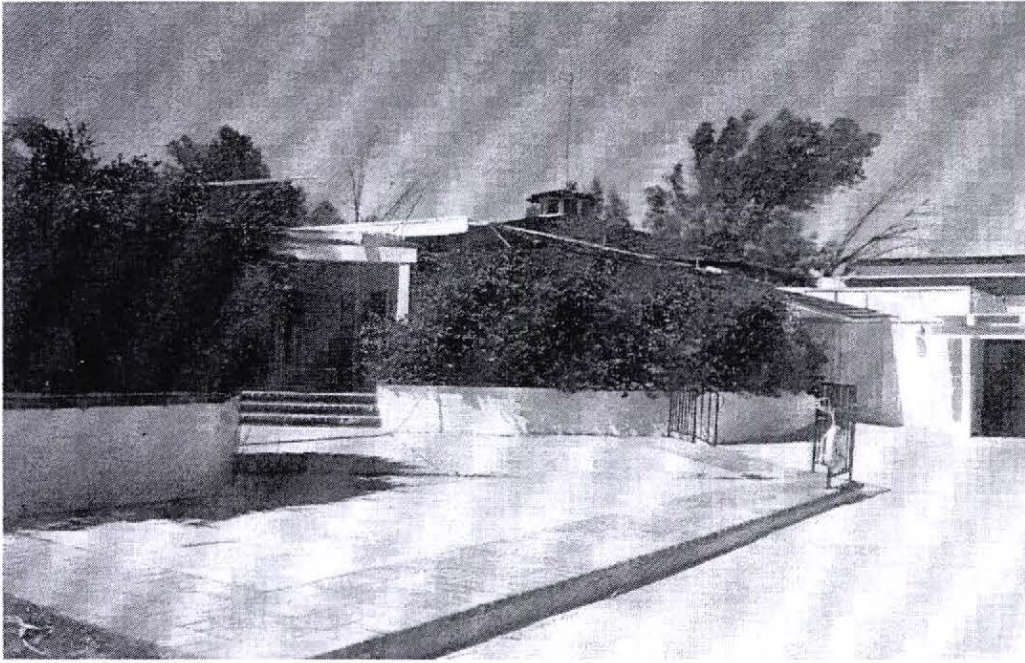


Figure C.1 Building "C"- Kitchen and Dining Building

View of Bogart Room Roof



Figure C.2 Building "C"- Kitchen and Dining Building

View of Roof Cupola

BUILDING "C" PICTURES

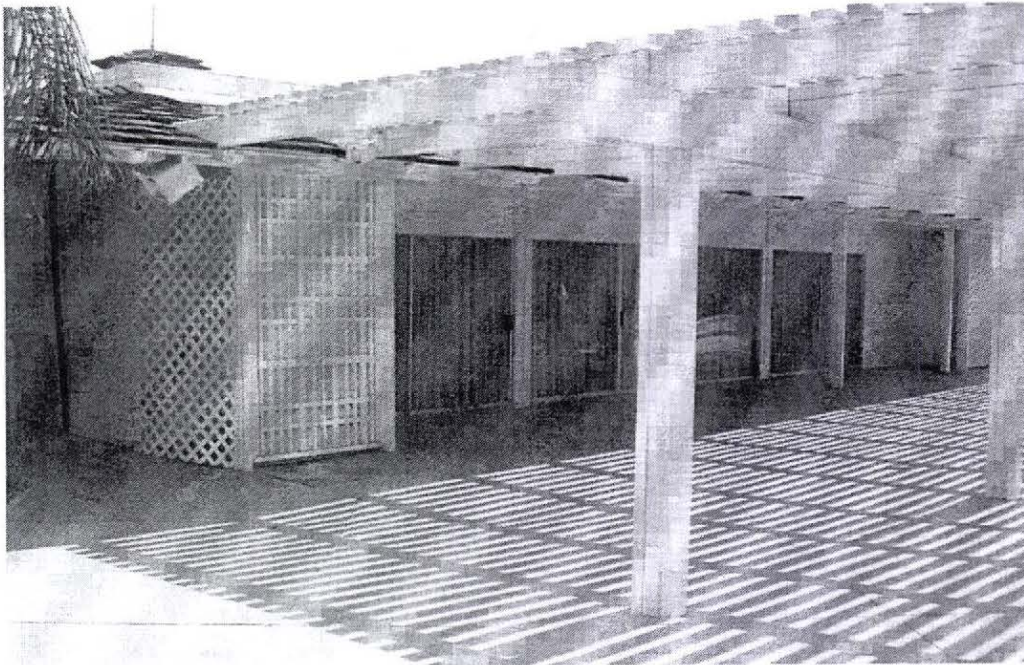


Figure C.3 Building "C"- Kitchen and Dining Building

View of South Dining Room Addition

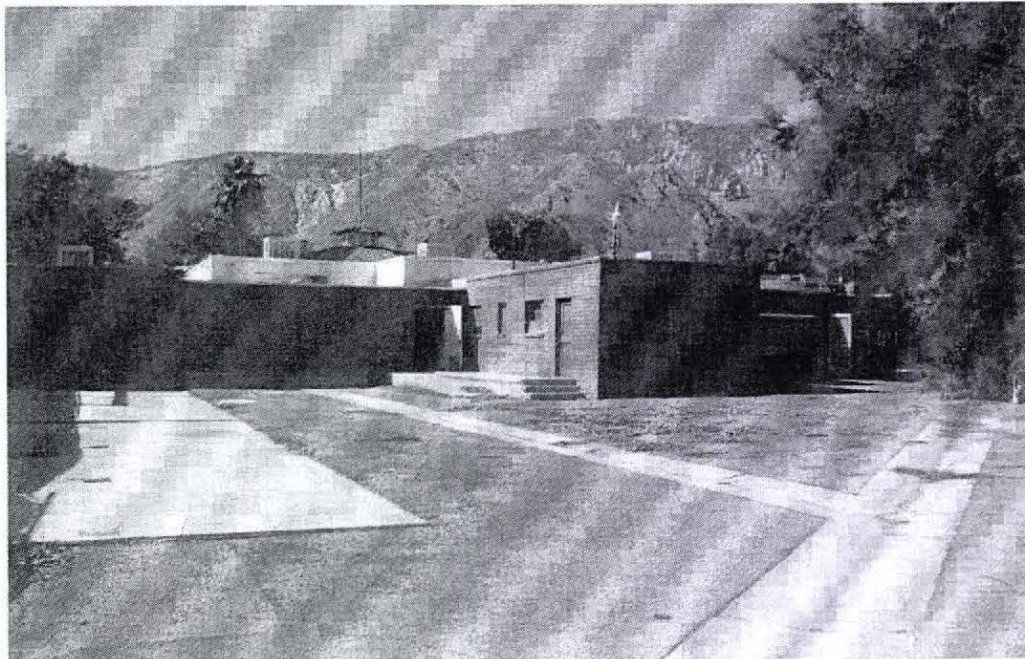


Figure C.4 Building "C"- Kitchen and Dining Building

View of North Side

BUILDING "C" PICTURES



Figure C.5 Building "C"- Kitchen and Dining Building

View of West Kitchen Addition

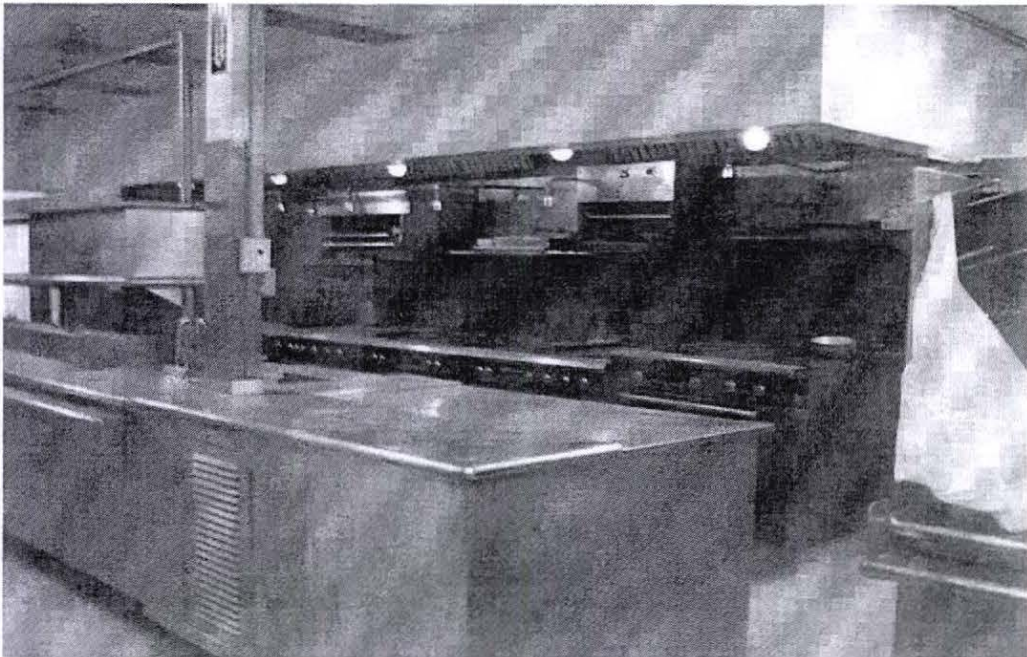


Figure C.6 Building "C"- Kitchen and Dining Building

Typical View of Kitchen

BUILDING "C" PICTURES



Figure C.7 Building "C"- Kitchen and Dining Building

View of Bogart Room and South Dining Room Addition

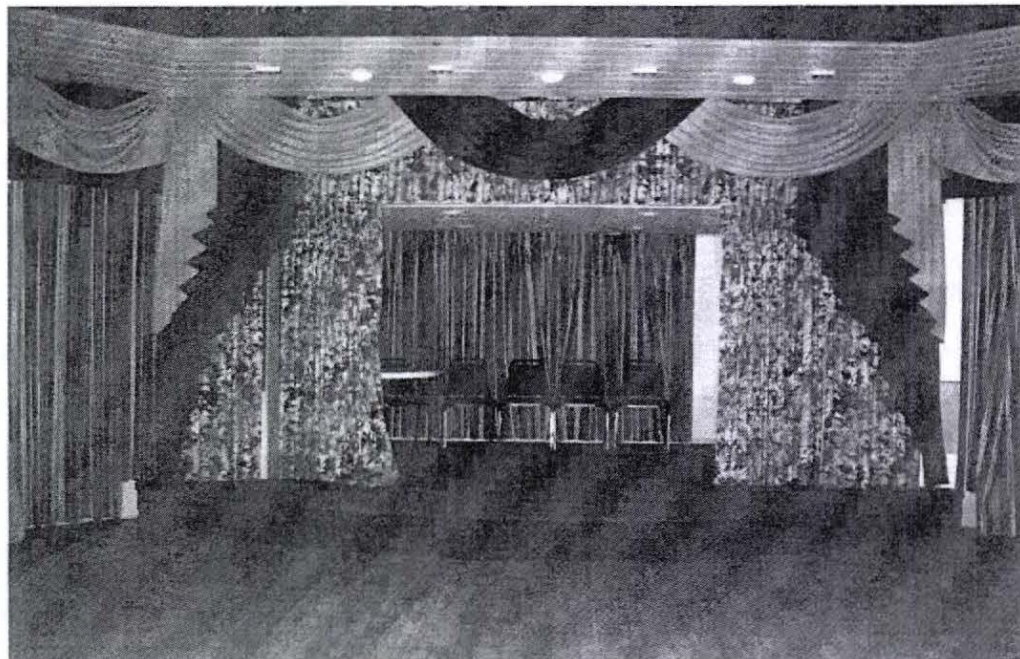


Figure C.8 Building "C"- Kitchen and Dining Building

View of Bogart Room Stage

BUILDING "C" PICTURES

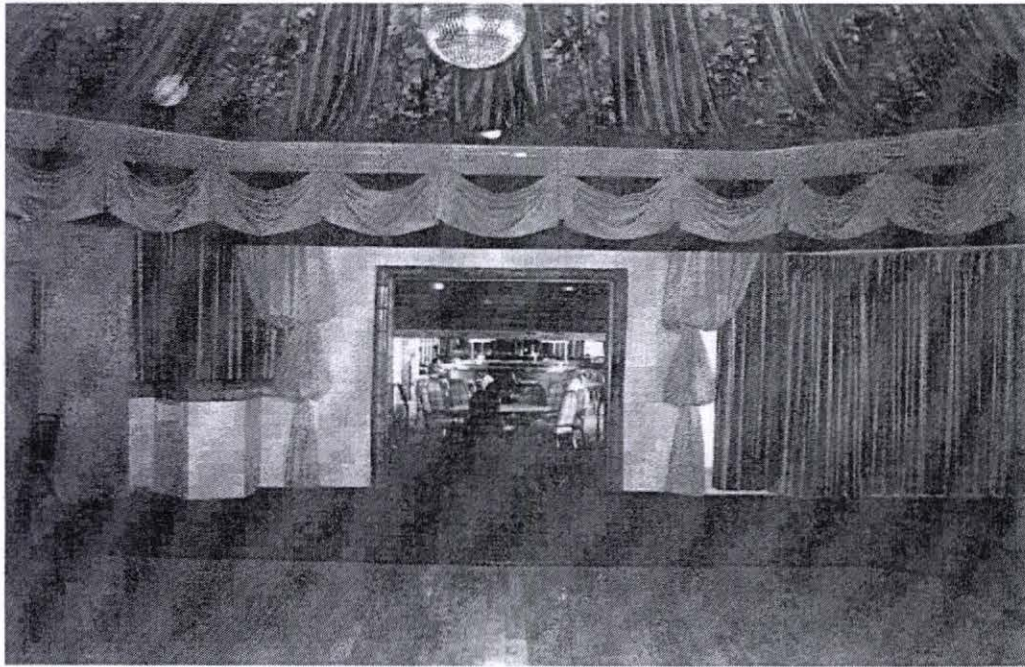


Figure C.9 Building "C"- Kitchen and Dining Building

Bamboo Lounge

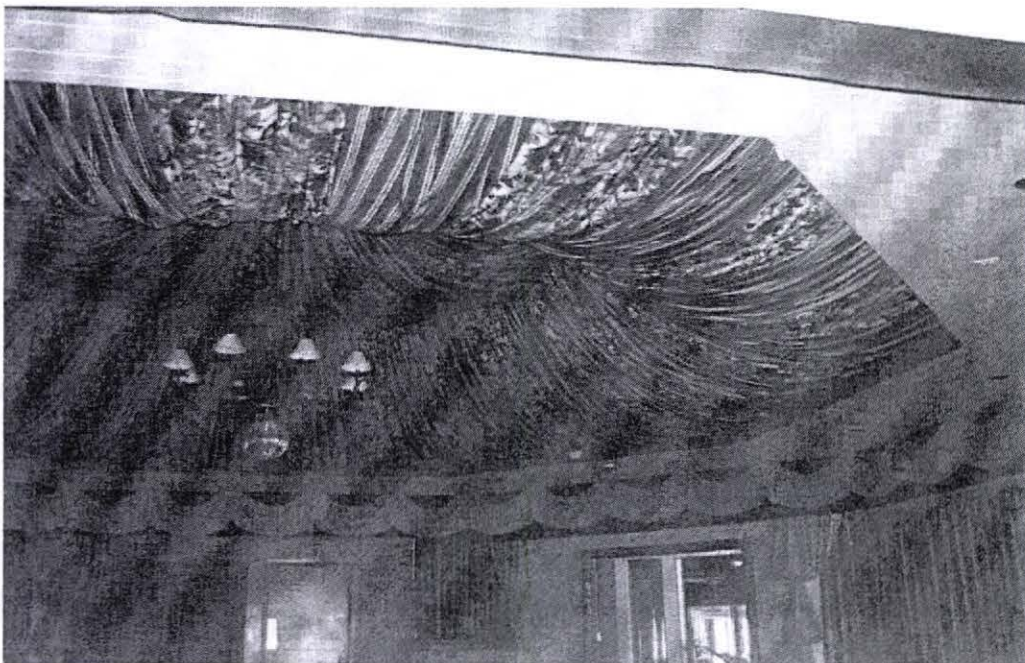


Figure C.10 Building "C"- Kitchen and Dining Building

View of Ceiling

BUILDING "C" PICTURES

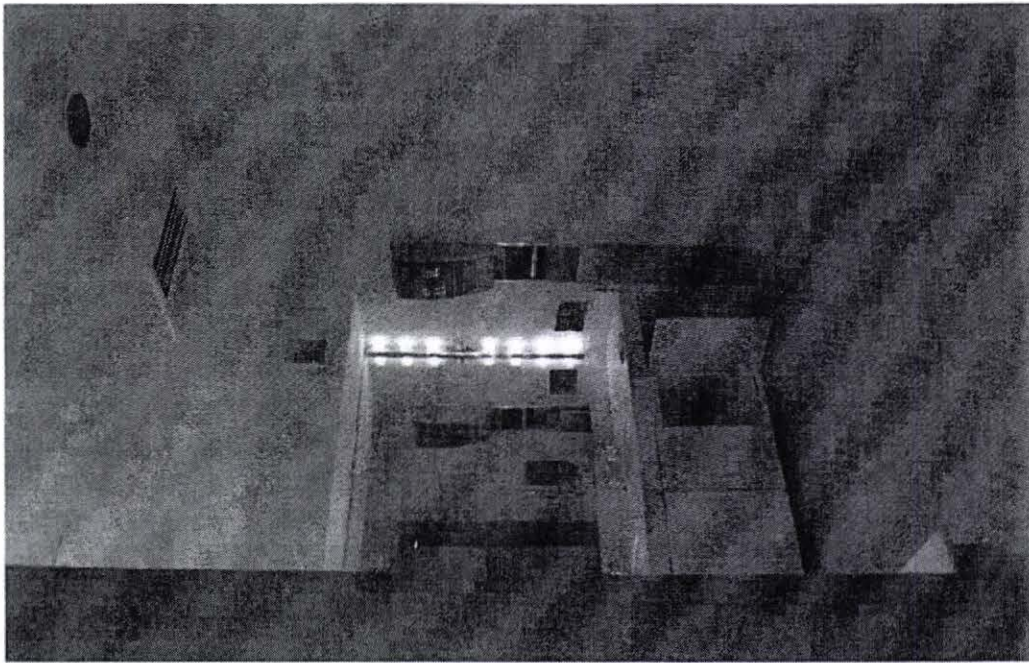


Figure C.11 Building "C"- Kitchen and Dining Building

View of Typical Restroom

BUILDING "D" PICTURES



Figure D.1 Building "D"- Farrell House

View of Front (North) Elevation

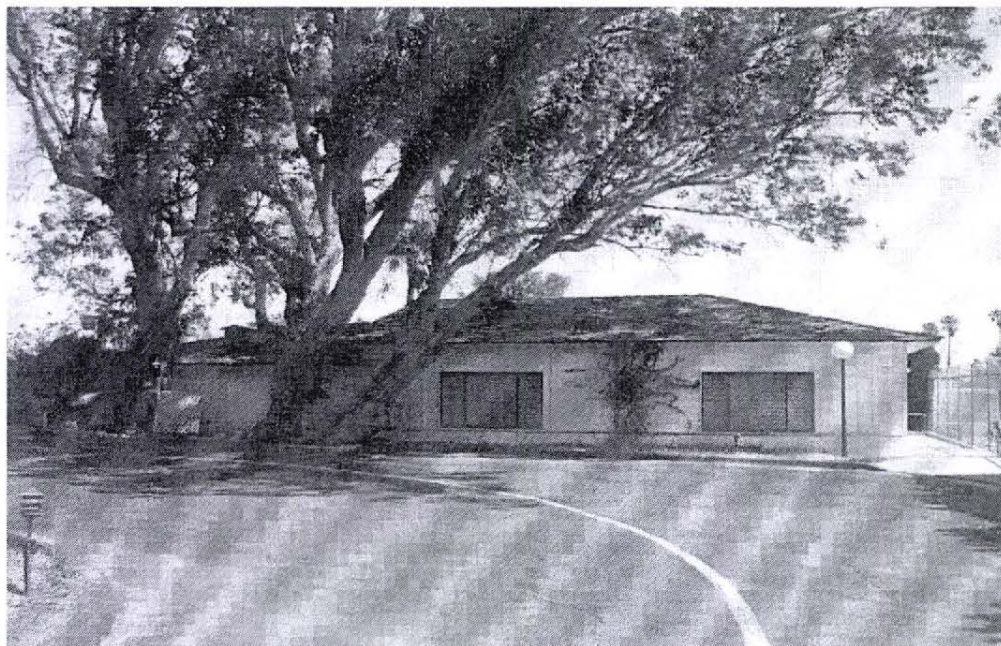


Figure D.2 Building "D"- Farrell House

View of Rear (South) Elevation

BUILDING "D" PICTURES

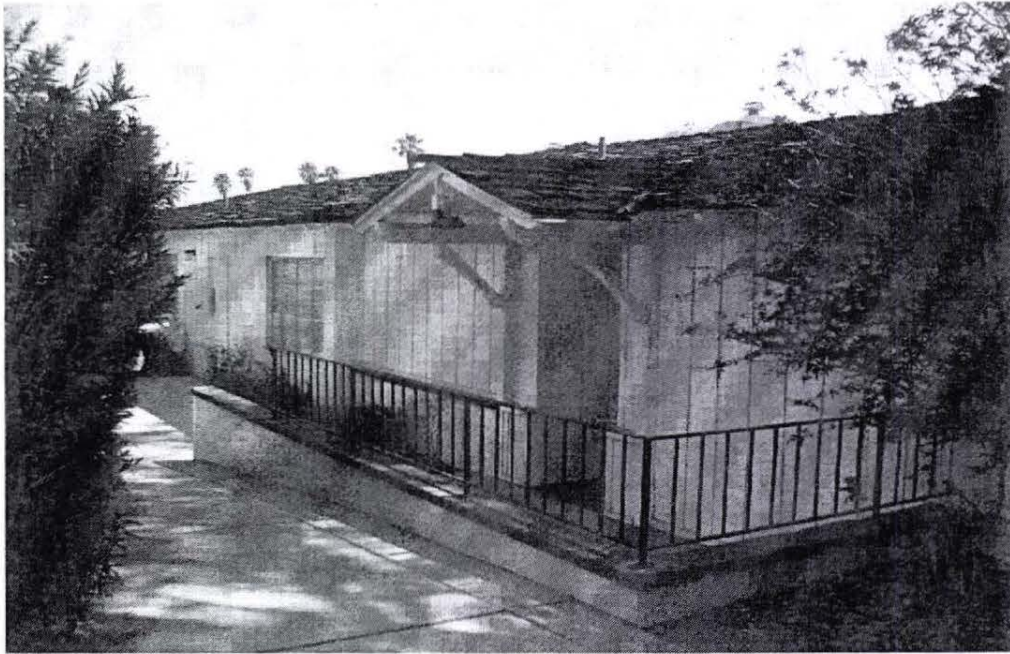


Figure D.3 Building "D"- Farrell House

View of West Elevation

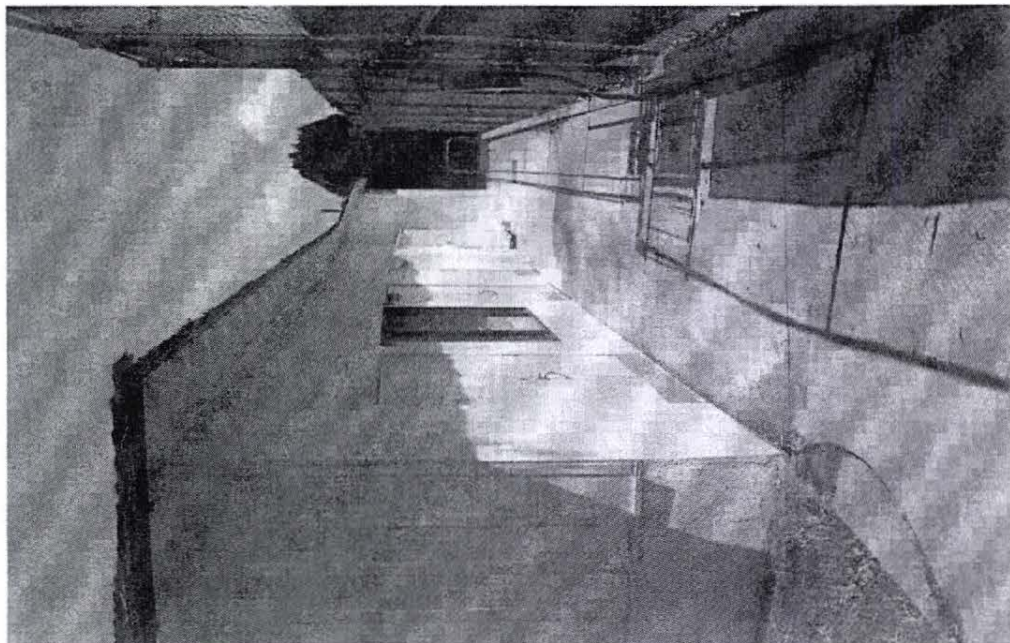


Figure D.4 Building "D"- Farrell House

View of East Elevation

BUILDING "D" PICTURES

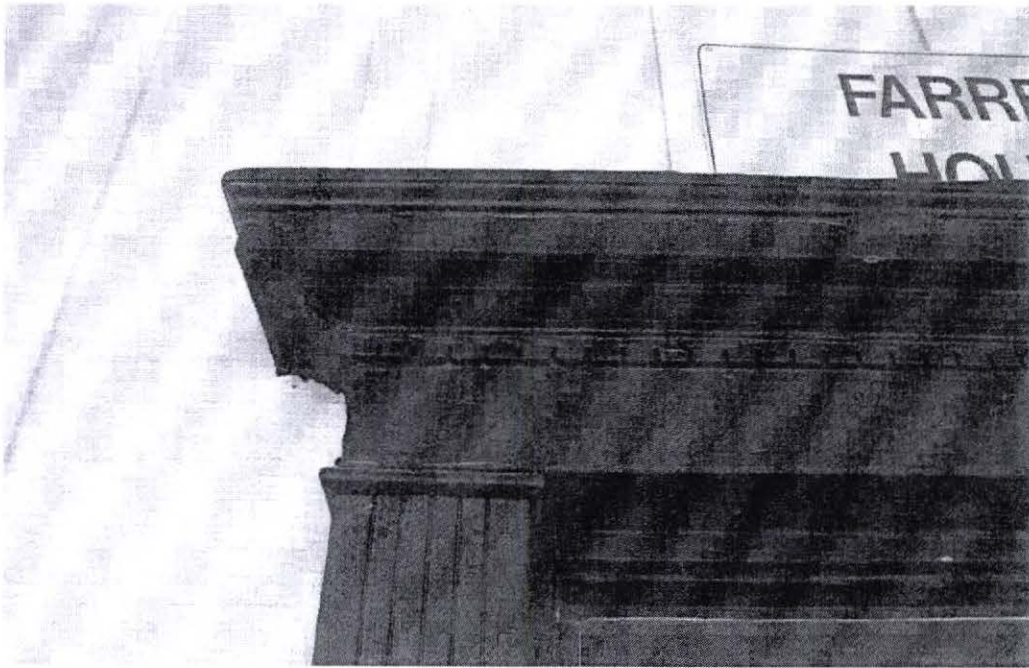


Figure D.5 Building "D"- Farrell House

View of Corinthian Door Detail

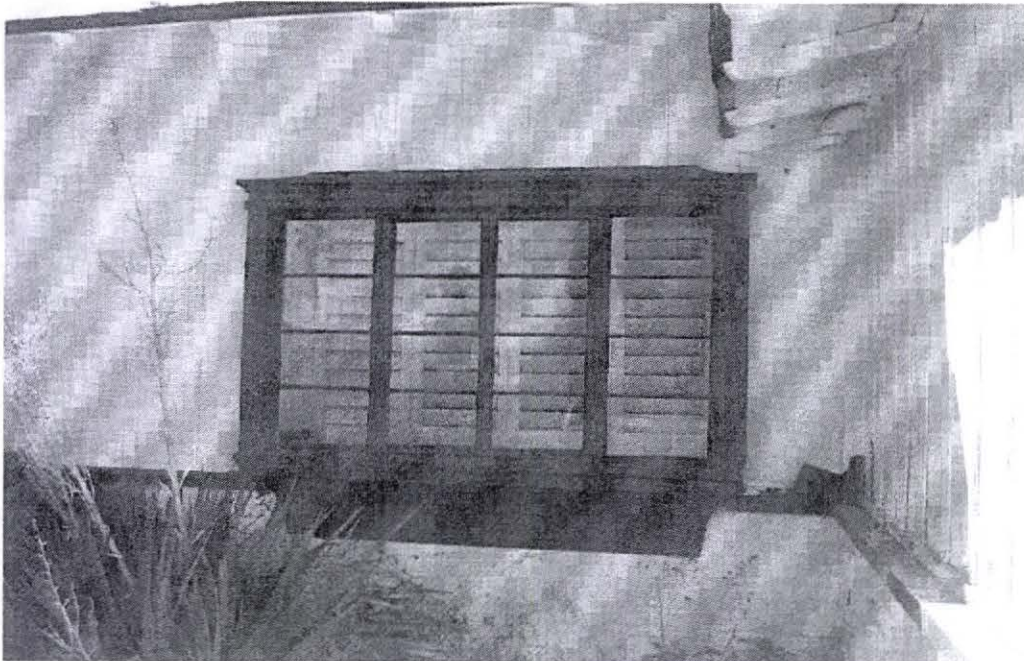


Figure D.6 Building "D"- Farrell House

View of Front Window

BUILDING "D" PICTURES

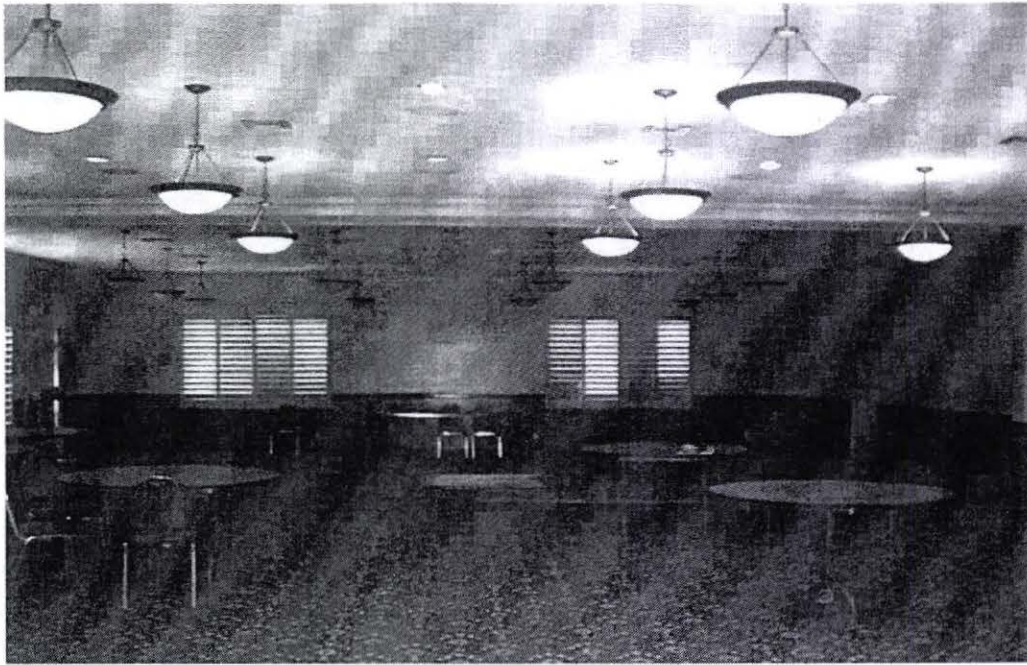


Figure D.7 Building "D"- Farrell House

View of Meeting Room

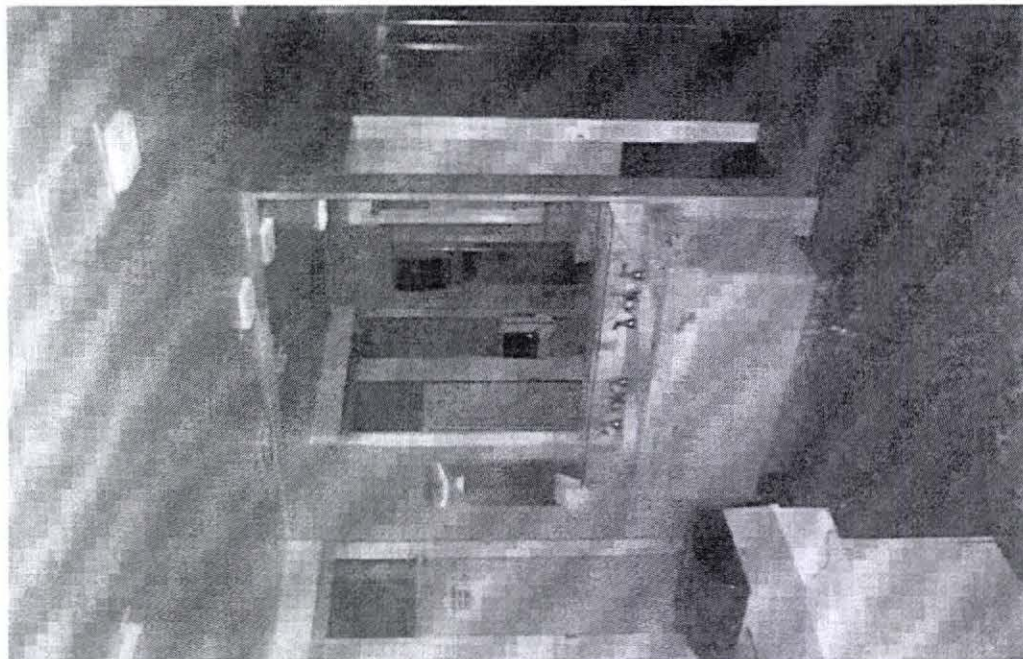


Figure D.8 Building "D"- Farrell House

View of Typical Bathroom

BUILDING "D" PICTURES

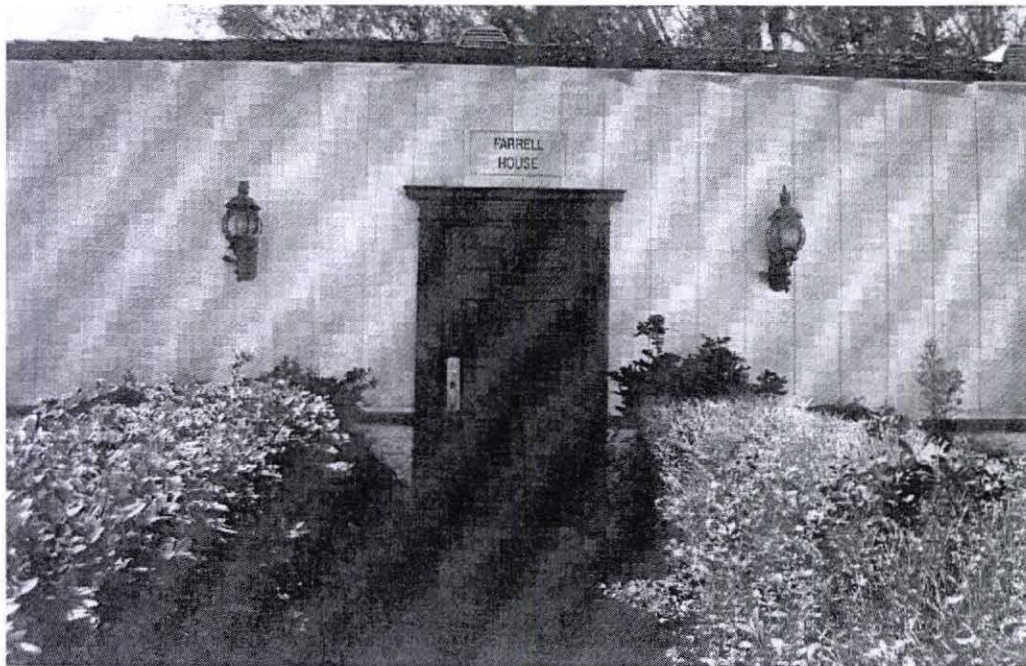


Figure D.9 Building "D"- Farrell House

View of Front Door

BUILDING "E" PICTURES

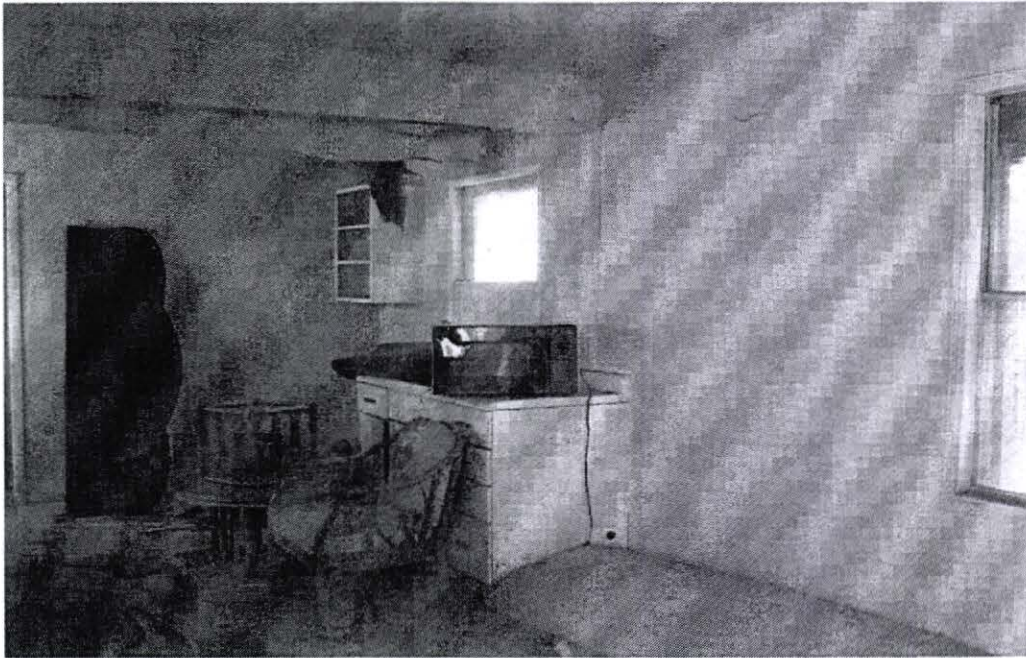


Figure E.1 Building 'E'- Cottage Building

View of Cottage Interior

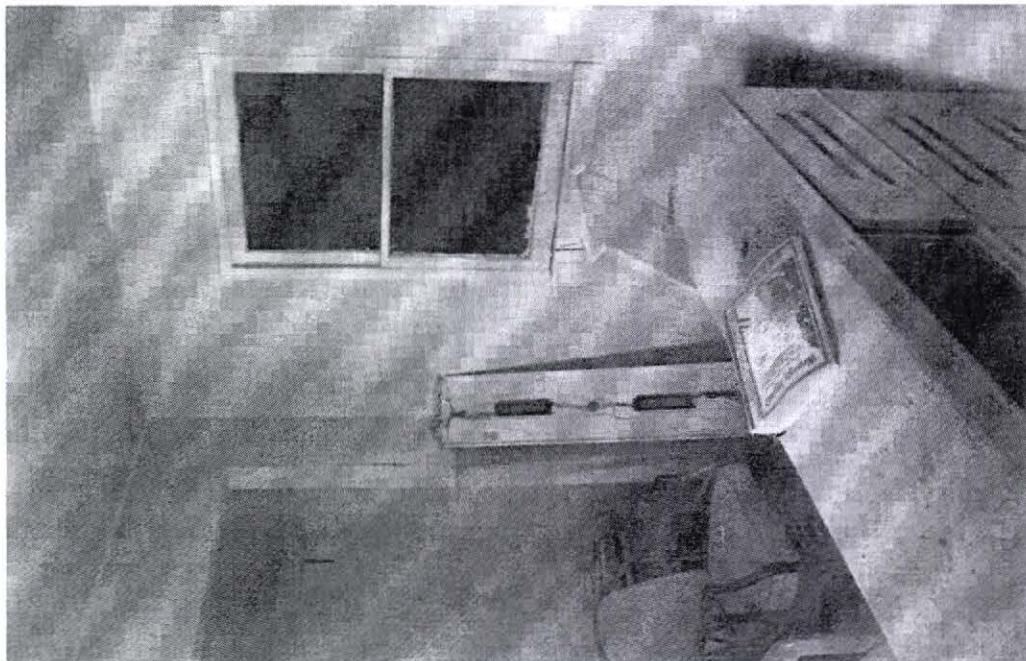


Figure E.2 Building 'E'- Cottage Building

View of Cottage Interior

BUILDING "E" PICTURES



Figure E.3 Building 'E'- Cottage Building

View of East End of South Elevation

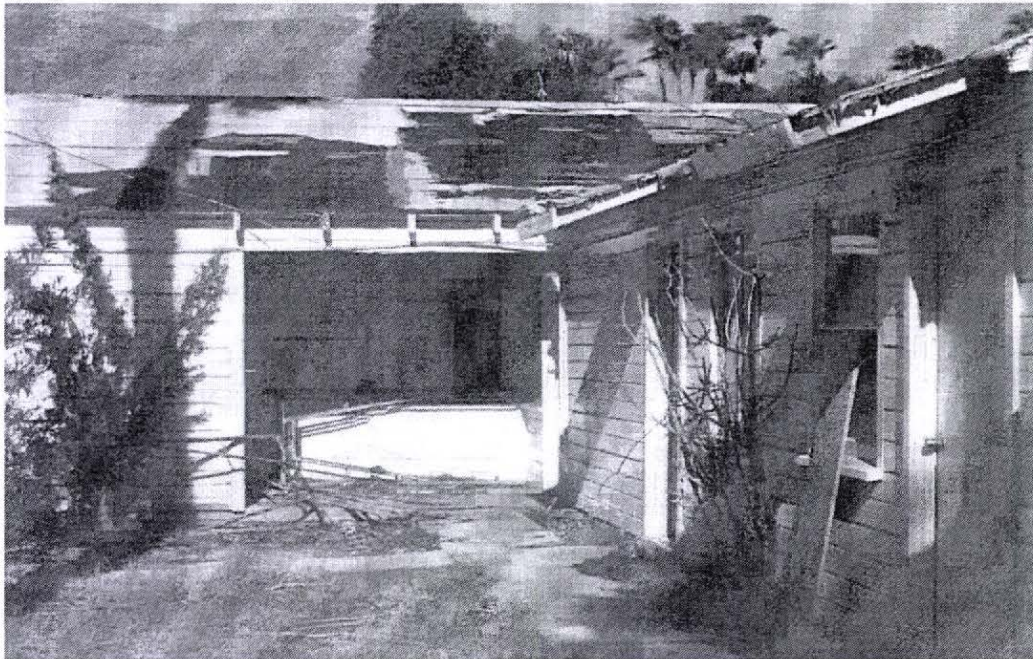


Figure E.4 Building 'E'- Cottage Building

View of "L" Corner

BUILDING "E" PICTURES

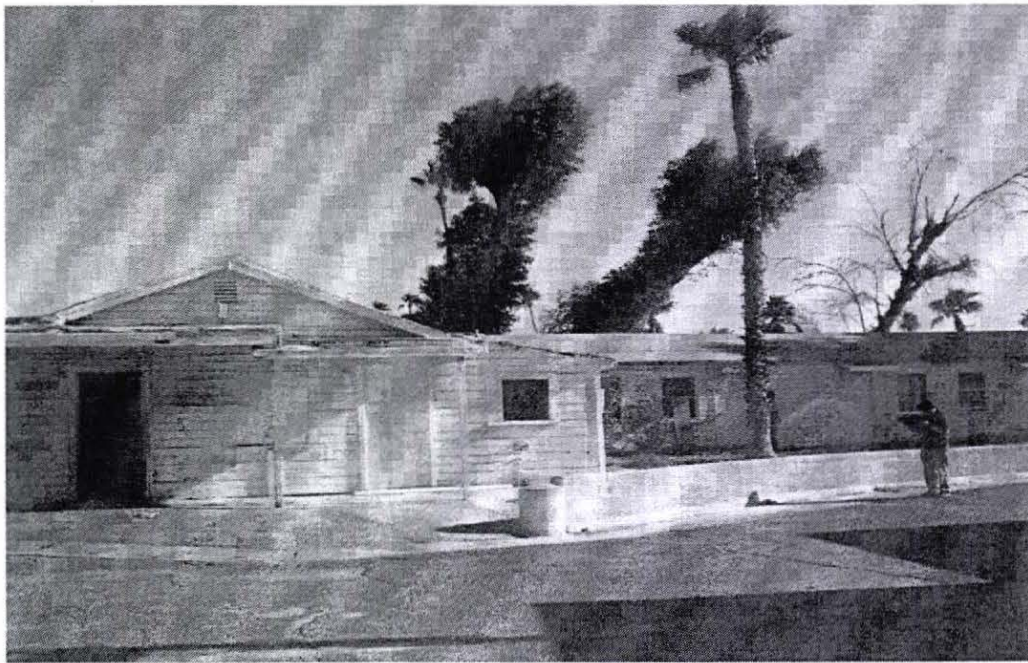


Figure E.5 Building 'E'- Cottage Building

View of West End of South Elevation

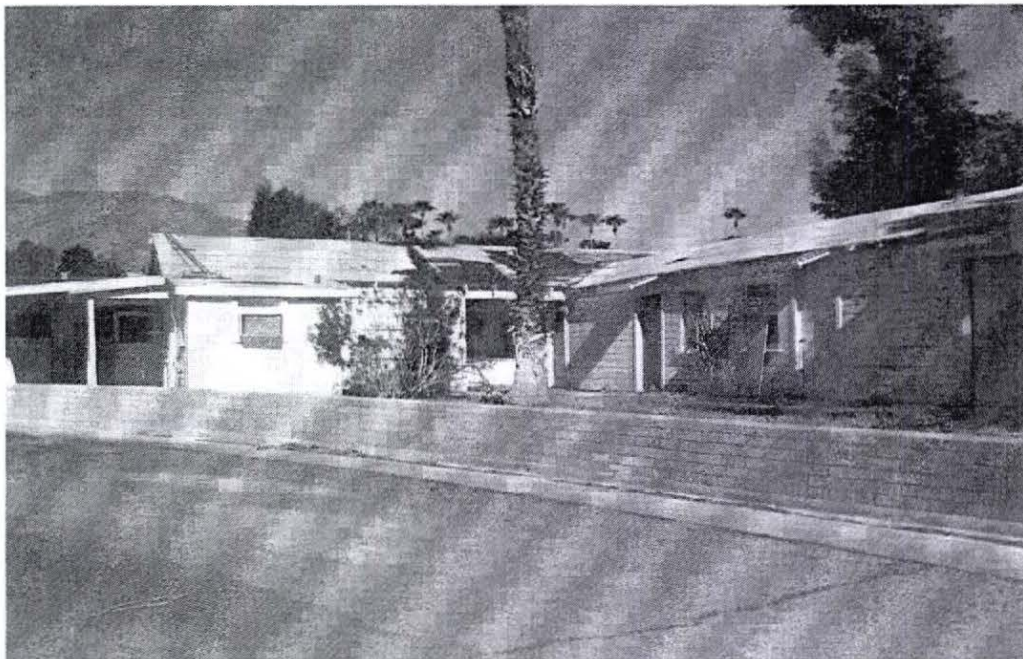


Figure E.6 Building 'E'- Cottage Building

View of South Elevation

BUILDING "E" PICTURES



Figure E.7 Building 'E'- Cottage Building

View of West Elevation



Figure E.8 Building 'E'- Cottage Building

View of Maintenance Office

BUILDING "F" PICTURES

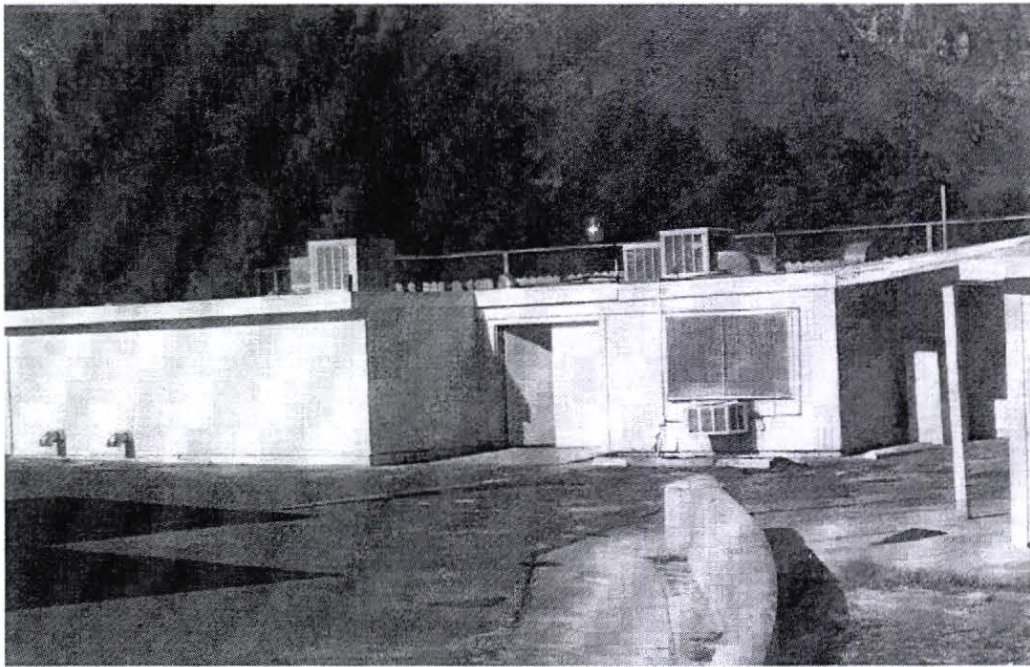


Figure F.1 Building "F"- Housekeeping Building

View of East Elevation

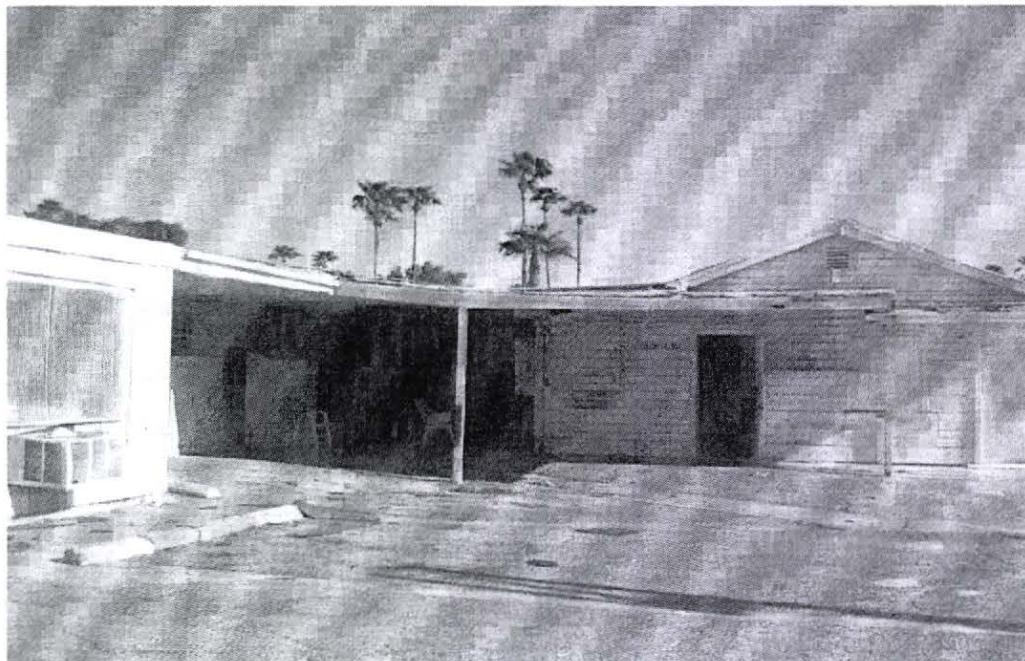


Figure F.2 Building "F"- Housekeeping Building

View at Infill Connection to
the Cottage Building

BUILDING "F" PICTURES

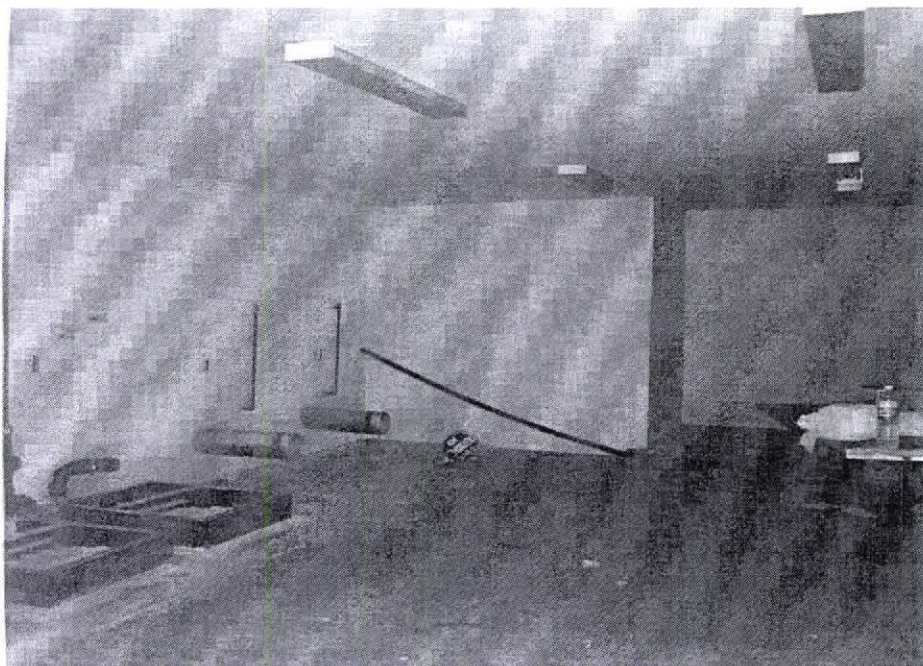


Figure F.3 Building "F"- Housekeeping Building

Interior View of Laundry Room



Figure F.4 Building "F"- Housekeeping Building

Interior View of Storage Area

BUILDING "F" PICTURES



Figure F.5 Building "F"- Housekeeping Building

View of North Elevation Transition
Between Infill and Cottage Building

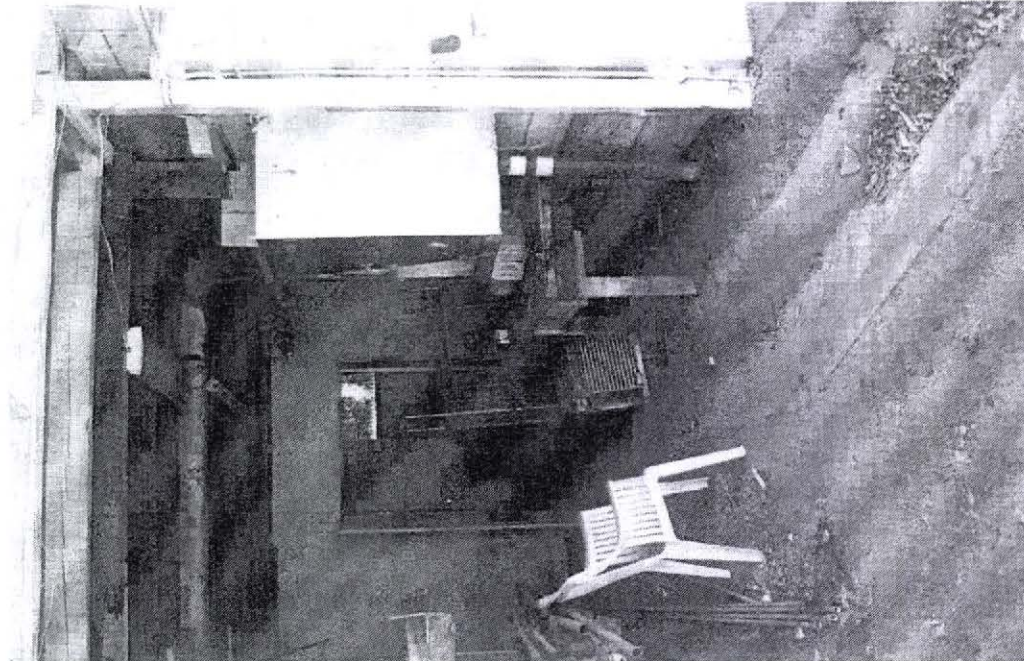


Figure F.6 Building "F"- Housekeeping Building

Interior View of Transition Between
Infill Area and Cottage Building

BUILDING "F" PICTURES

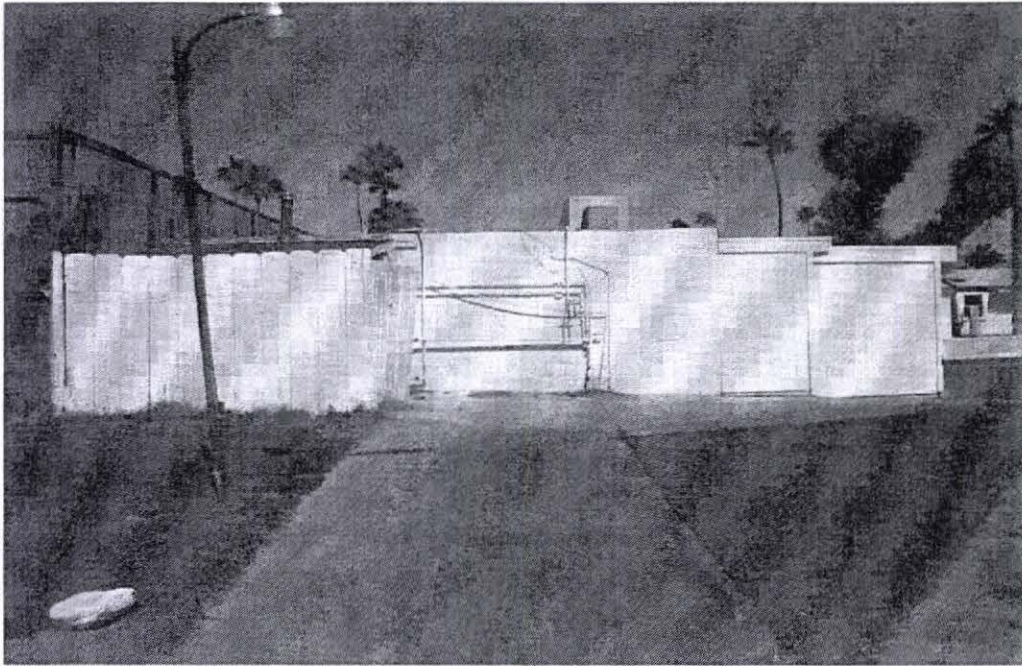


Figure F.7 Building "F"- Housekeeping Building

View of South Elevation

BUILDING "G" PICTURES



Figure G.1 Building "G"- Shed Building

View of South Elevation

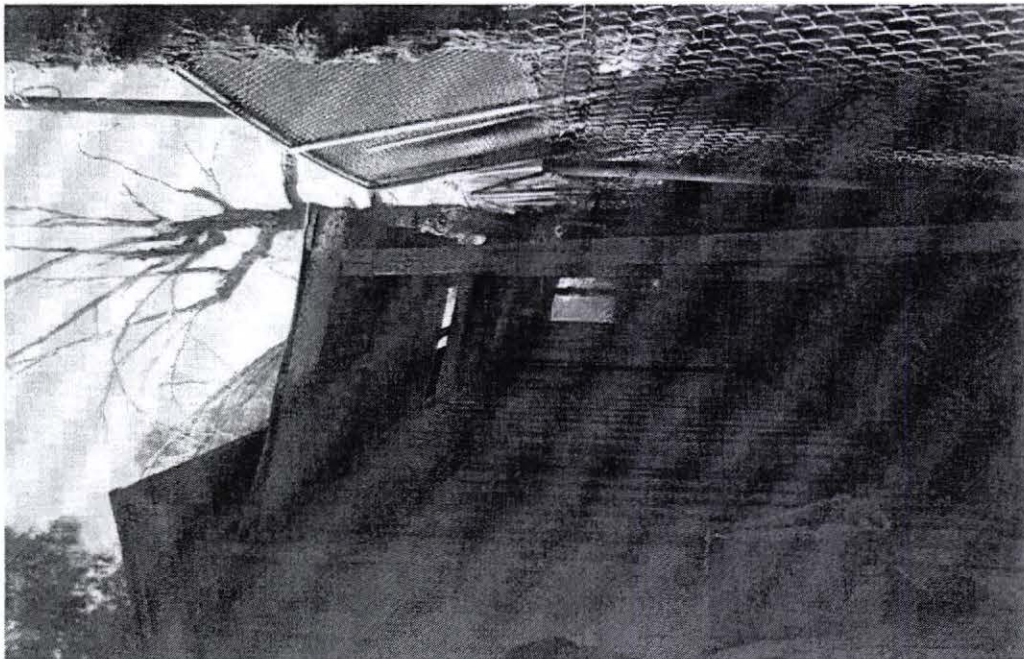


Figure G.2 Building "G"- Shed Building

View of North Elevation
and Porch

BUILDING "G" PICTURES

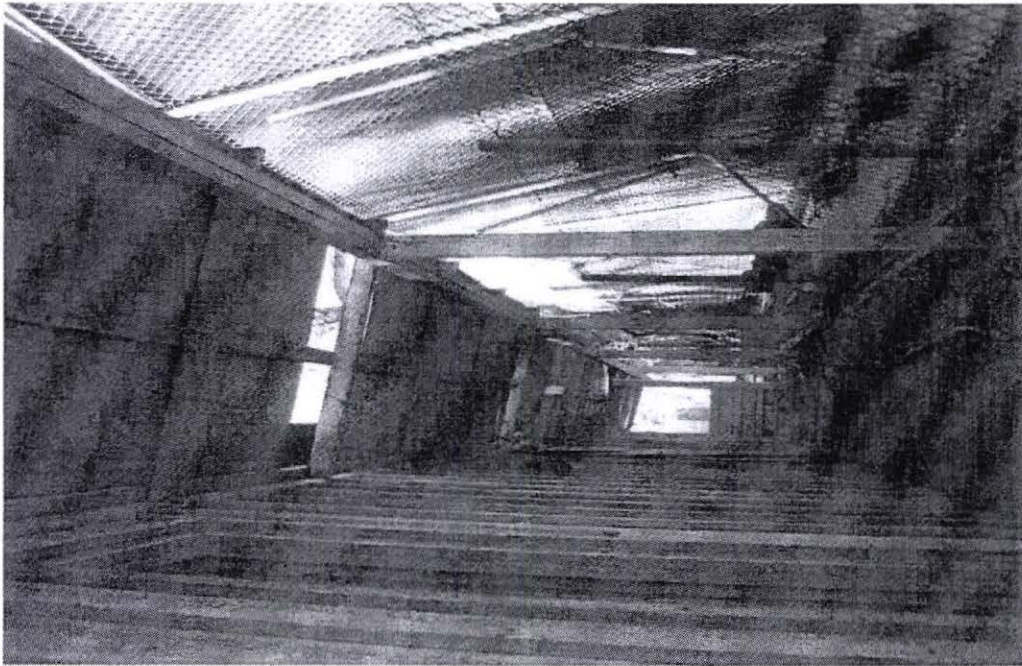


Figure G.3 Building "G"- Shed Building

View of Porch Roof

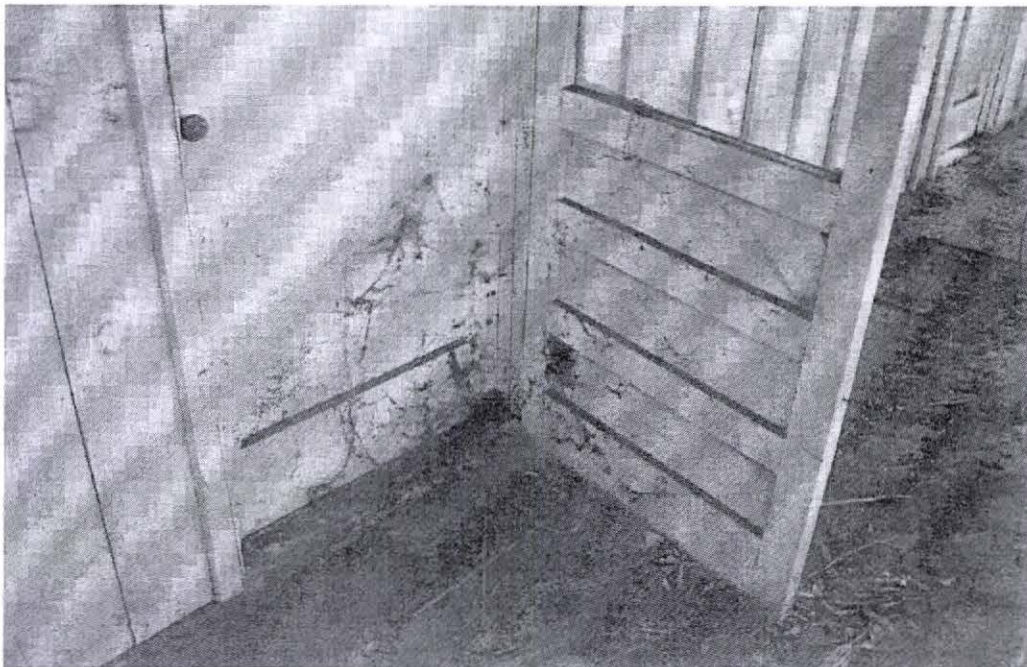


Figure G.4 Building "G"- Shed Building

View of Typical Door

BUILDING "G" PICTURES



Figure G.5 Building "G"- Shed Building

View of Typical Interior

BUILDING "H" PICTURES

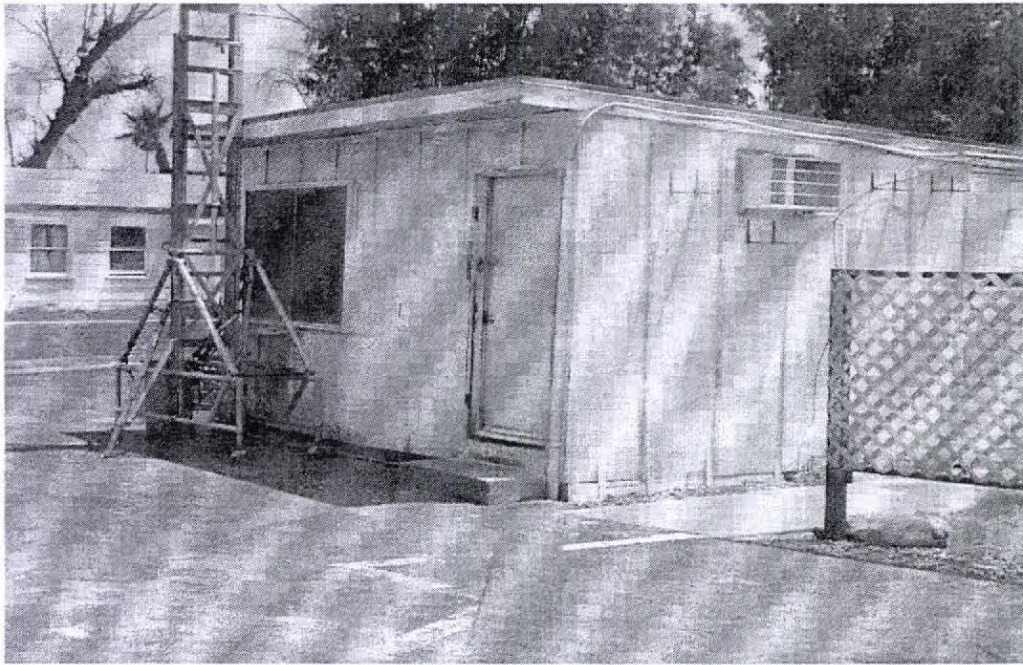


Figure H.1 Building "H"- Maintenance Office/
Storage Extension

View of Maintenance Office

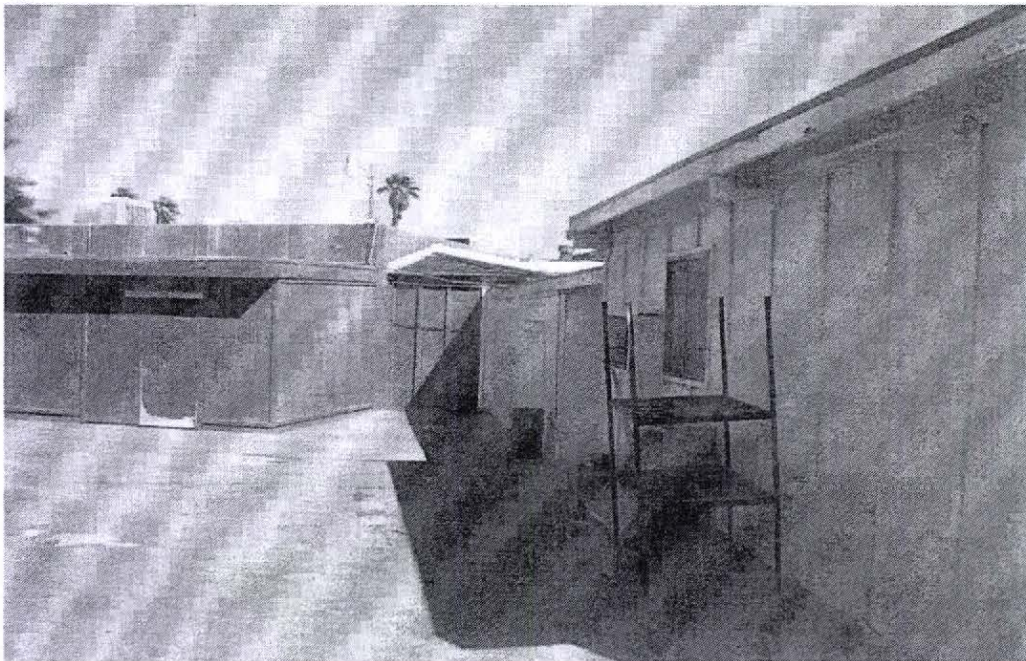


Figure H.2 Building "H"- Maintenance Office/
Storage Extension

View of Storage Extension @
Connection to Kitchen

BUILDING "H" PICTURES

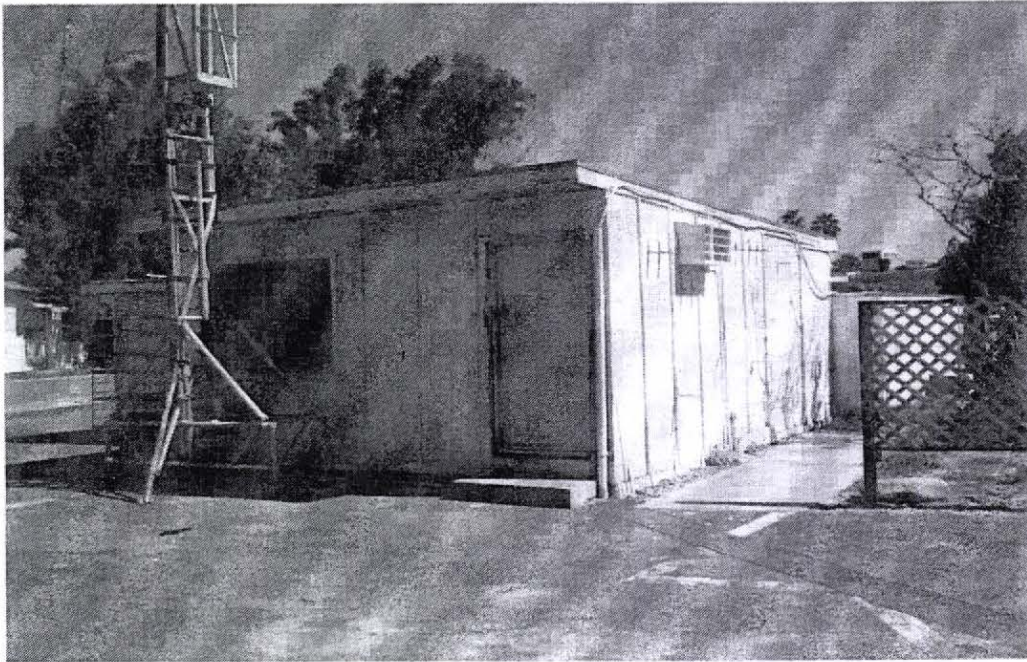


Figure H.3 Building "H"- Maintenance Office/
Storage Extension

View of South Elevation

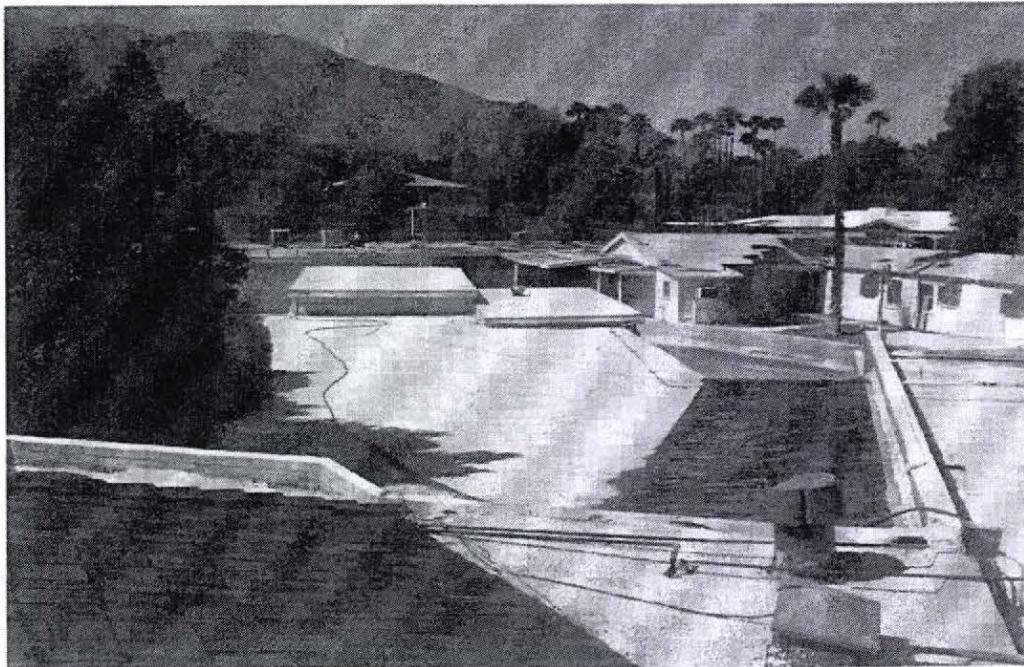


Figure H.4 Building "H"- Maintenance Office/
Storage Extension

View of Roof

BUILDING "H" PICTURES



Figure H.5 Building "H"- Maintenance Office/
Storage Extension

View Inside Storage Extension

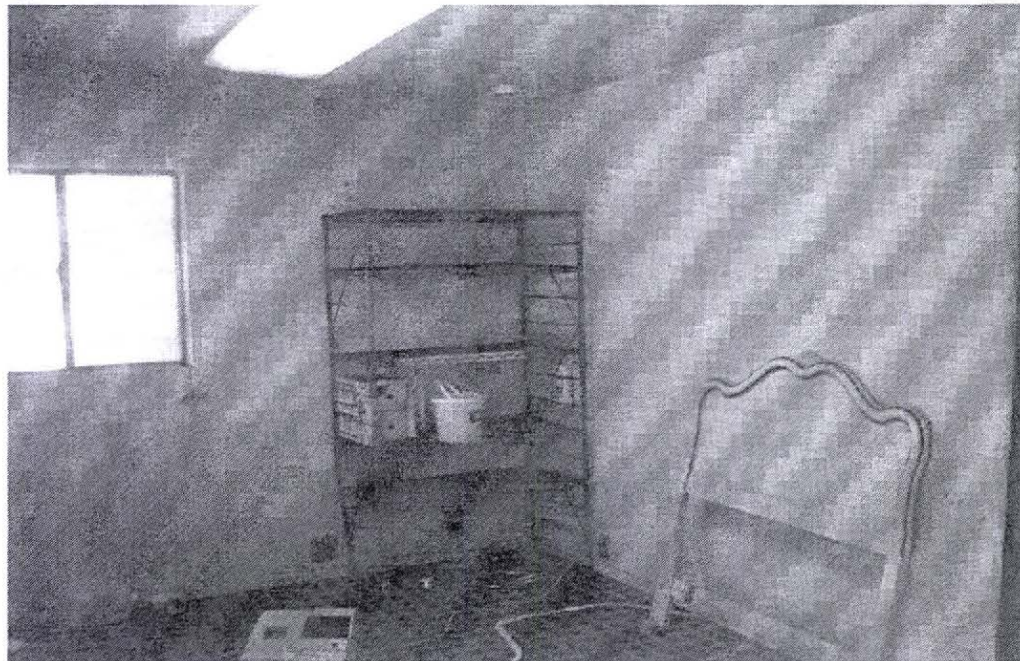


Figure H.6 Building "H"- Maintenance Office/
Storage Extension

View Inside Maintenance Office

BUILDING "I1" PICTURES



Figure I.1.1 Building "I1"- Two Story Residence Building

View of South Elevation

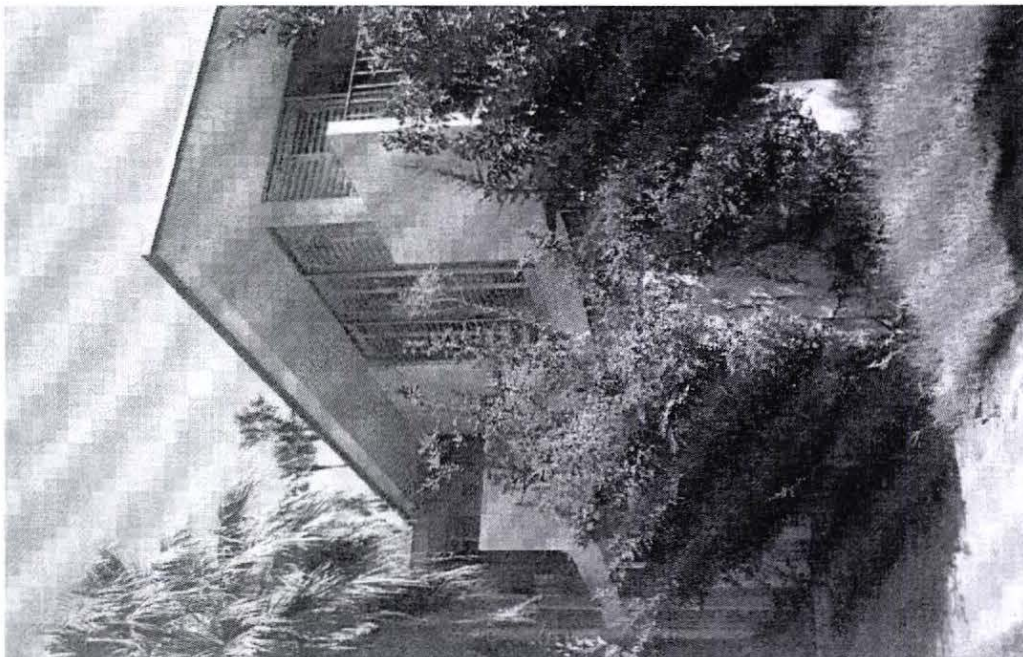


Figure I.1.2 Building "I1"- Two Story Residence Building

Close-Up View of
S.W Balcony

BUILDING "11" PICTURES



Figure I.1.3 Building "11"- Two Story Residence Building View of Sliding Door and Balcony

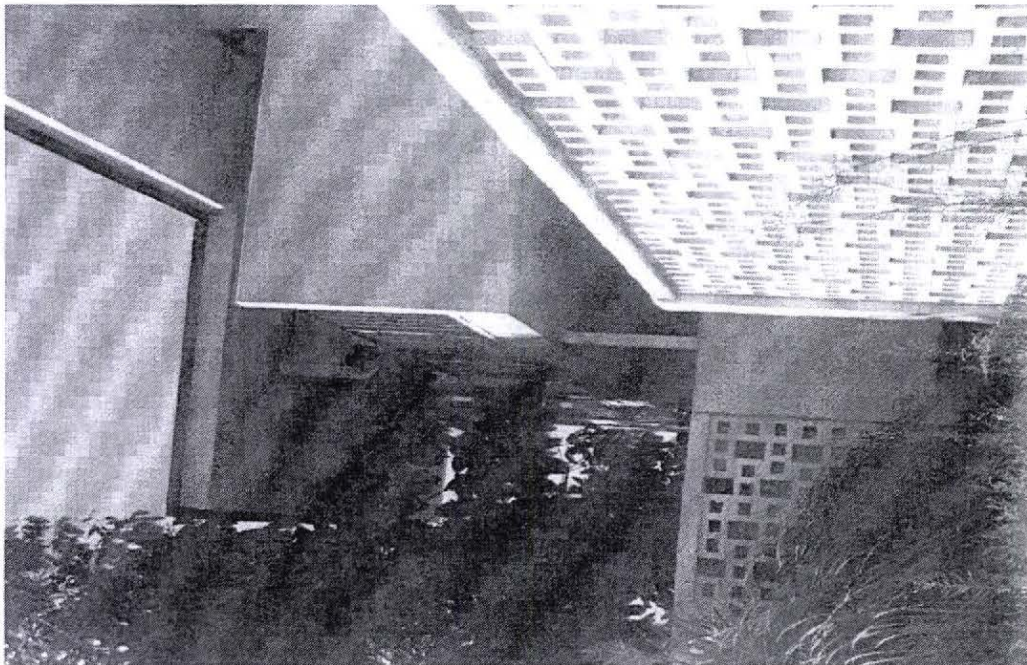


Figure I.1.4 Building "11"- Two Story Residence Building Close-Up View of Patio Screen Wall and Balcony

BUILDING "11" PICTURES

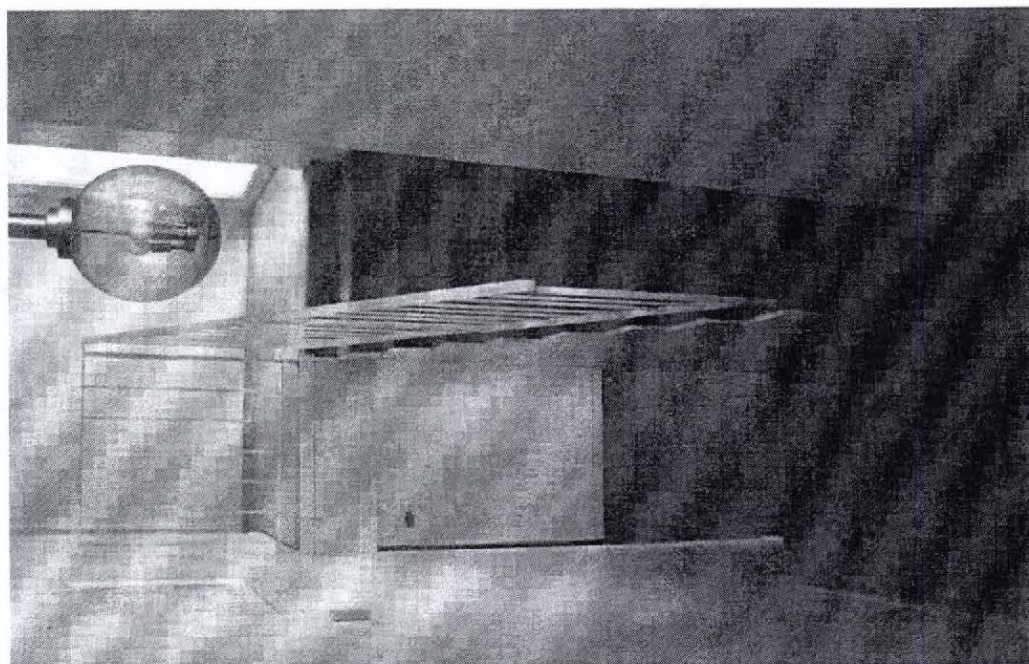


Figure I.1.5 Building "11"- Two Story Residence Building

View of Common Area
Lobby and Stair

BUILDING "11" PICTURES

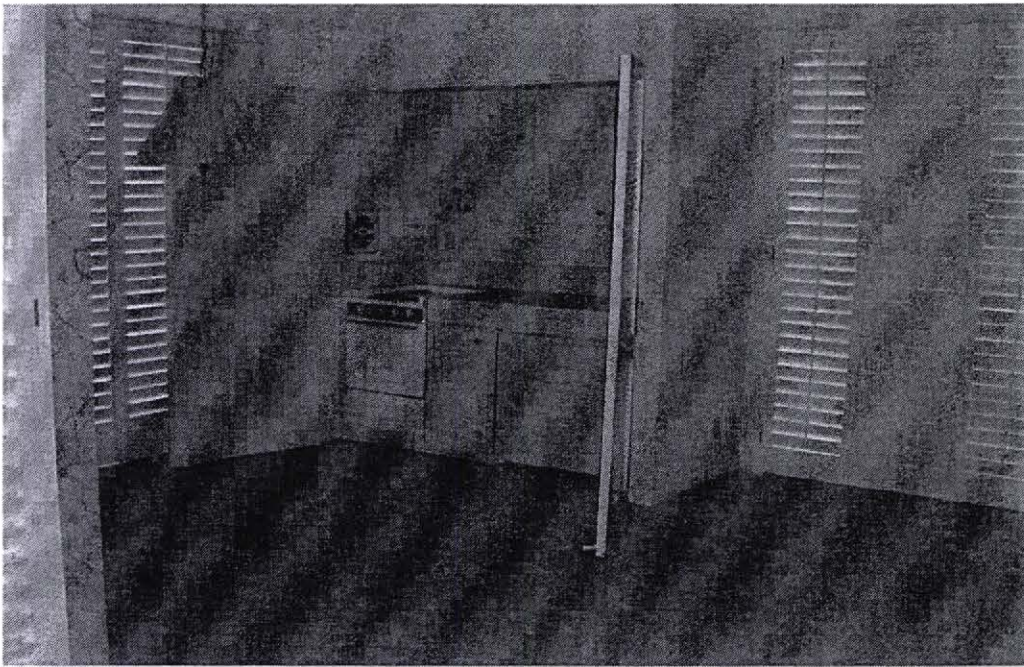


Figure I.1.6 Building "11"- Two Story Residence Building

View of Typical Interior
Kitchenette



Figure I.1.7 Building "11"- Two Story Residence Building

View of Typical Interior
Bathroom

BUILDING "I2" PICTURES



Figure I.2.1 Building "I2"- Two Story Residence Building

View of South Elevation
From Northwest

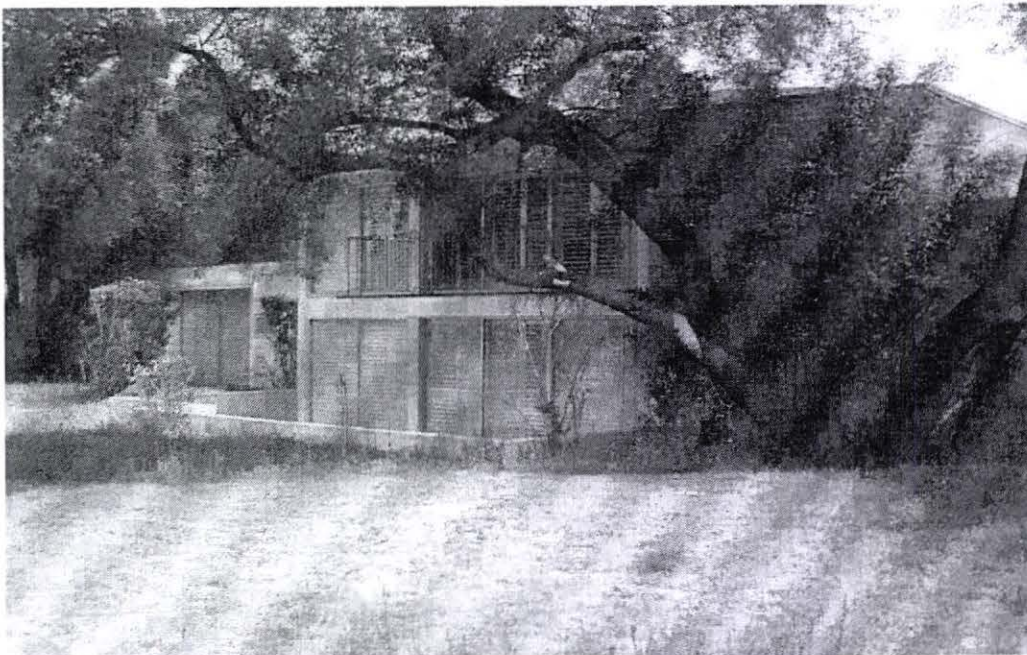


Figure I.2.2 Building "I2"- Two Story Residence Building

View of West Elevation
From Southwest

BUILDING "I2" PICTURES

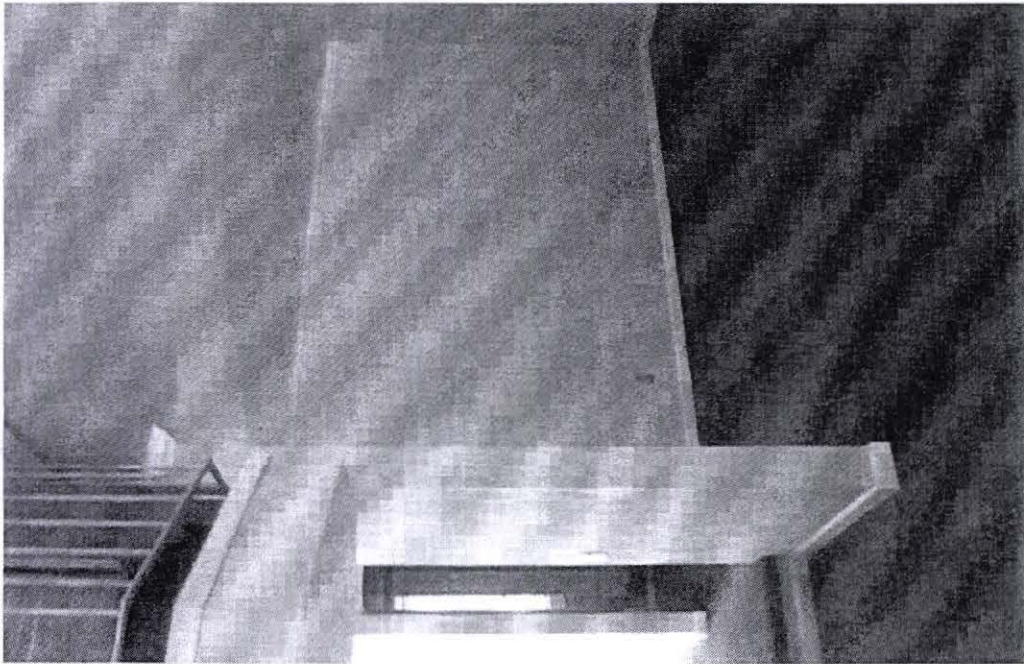


Figure I.2.3 Building "I2"- Two Story Residence Building

View of Interior

BUILDING "J" PICTURES

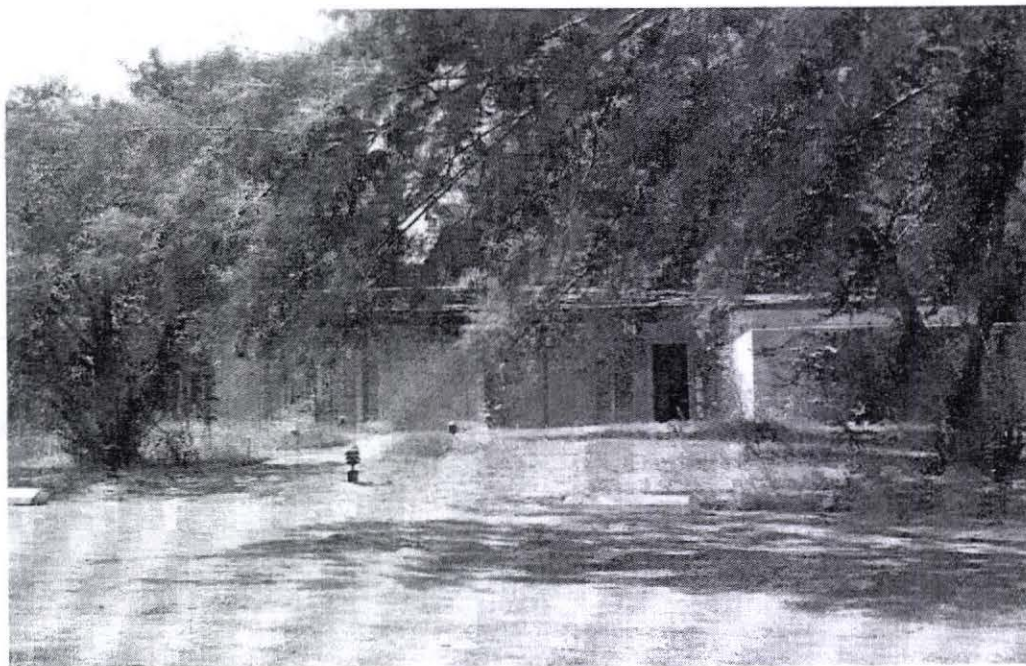


Figure J.1 Building "J"- Bungalow

Typical Front Elevation

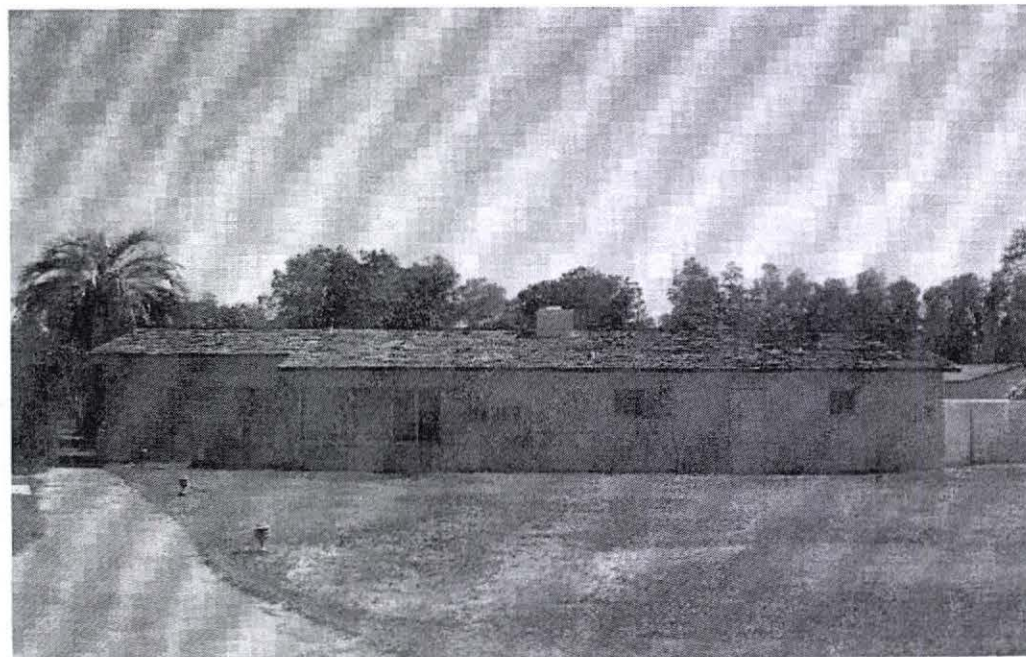


Figure J.2 Building "J"- Bungalow

Typical Rear Elevation

BUILDING "J" PICTURES

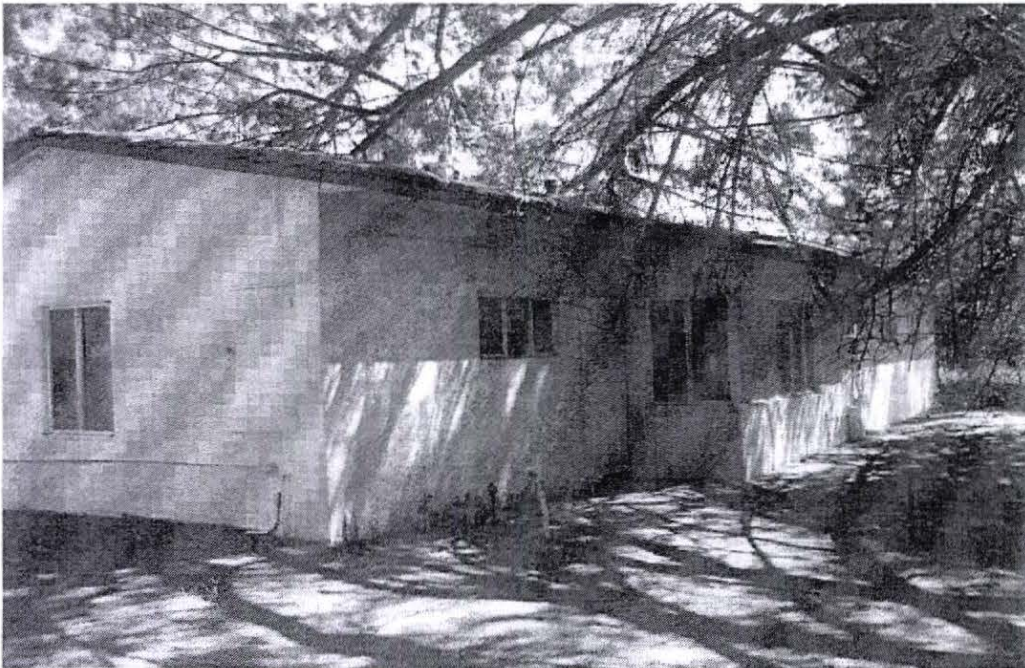


Figure J.3 Building "J"- Bungalow

Typical Rear Elevation with Corner Window

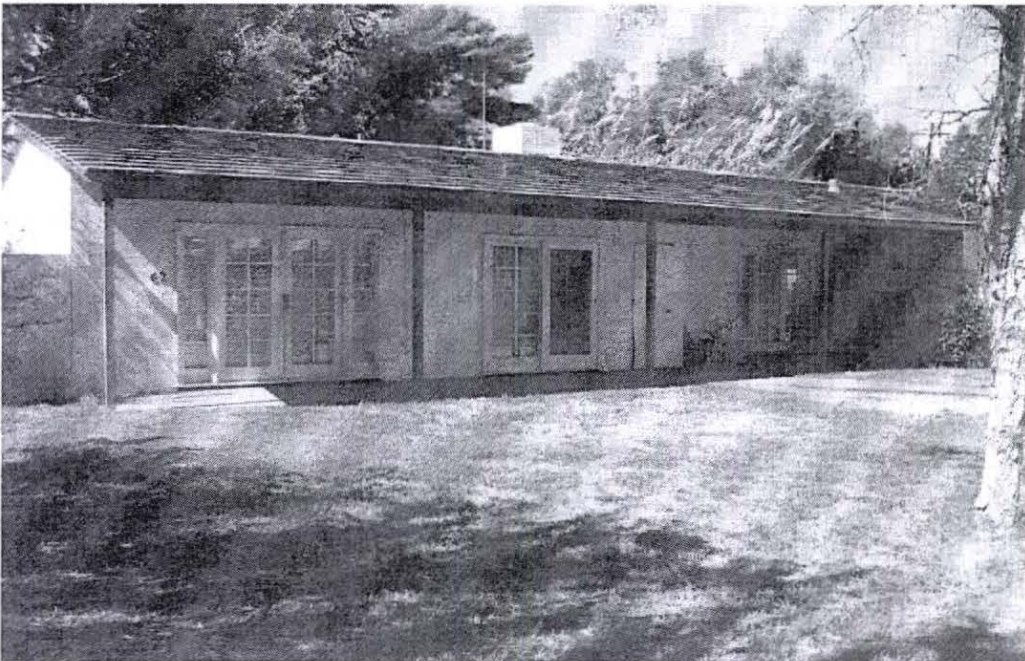


Figure J.4 Building "J"- Bungalow

Typical Front Porch

BUILDING "J" PICTURES

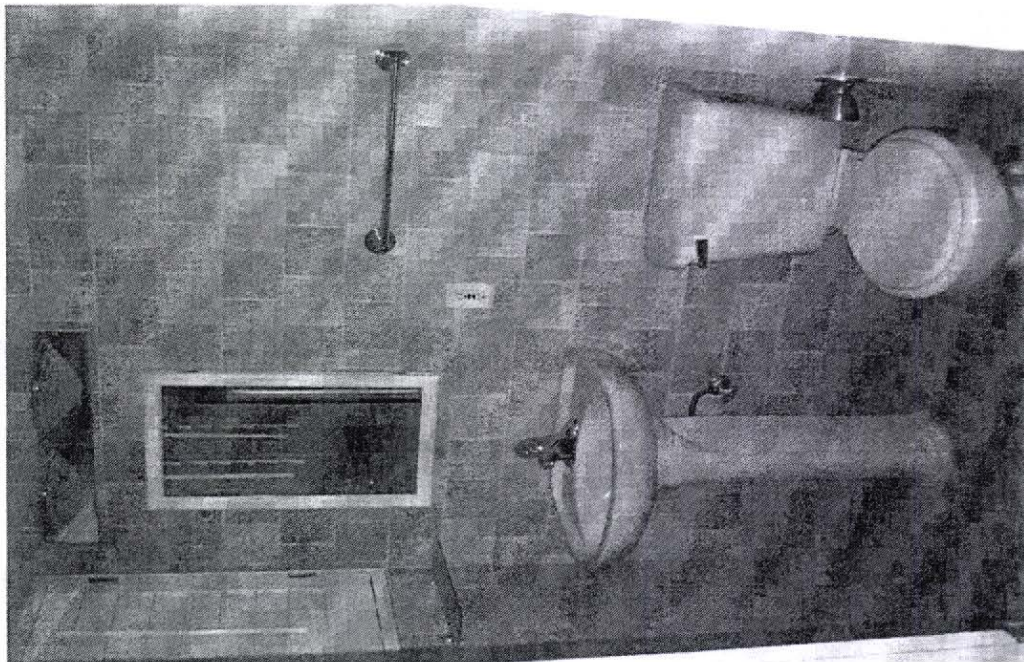


Figure J.5 Building "J"- Bungalow

View of Typical Bathroom

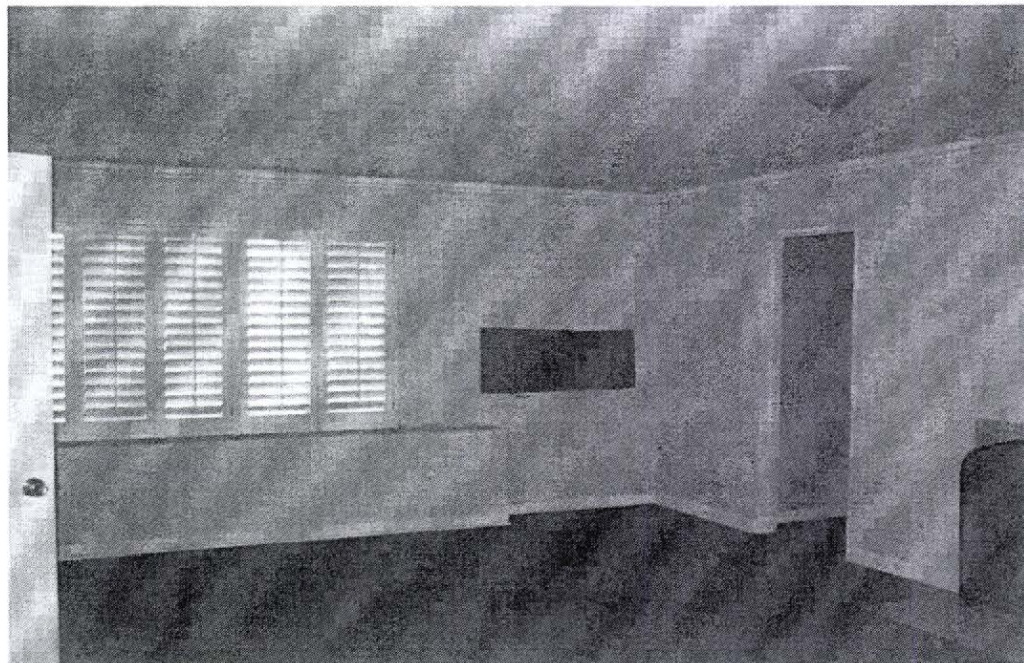


Figure J.6 Building "J"- Bungalow

View of Typical Living Area,
Windowsill Detail

BUILDING "J" PICTURES

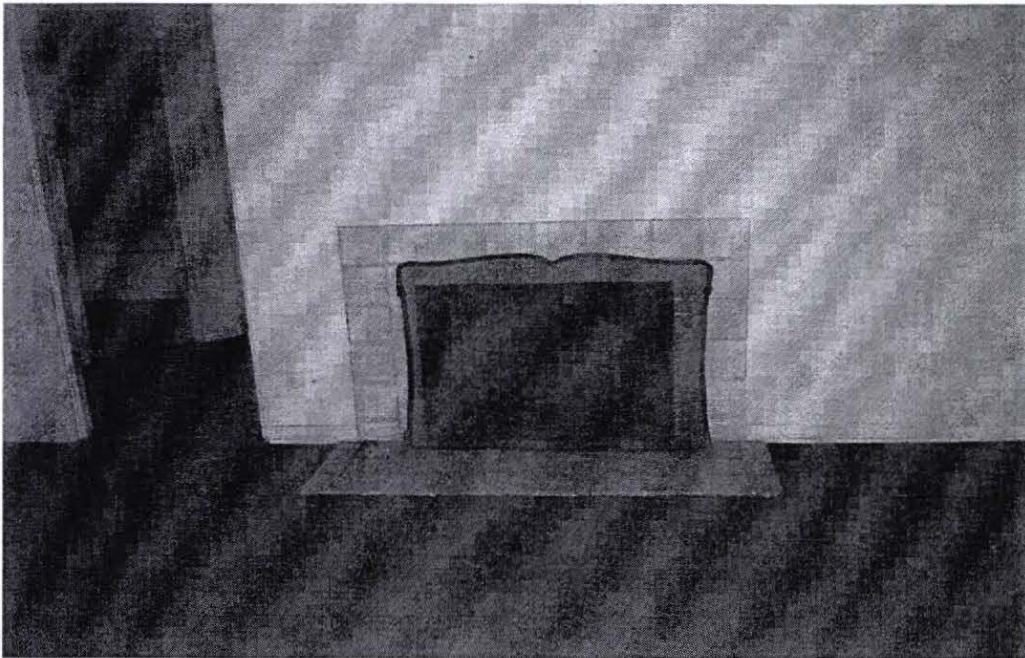


Figure J.7 Building "J"- Bungalow

Typical Fireplace

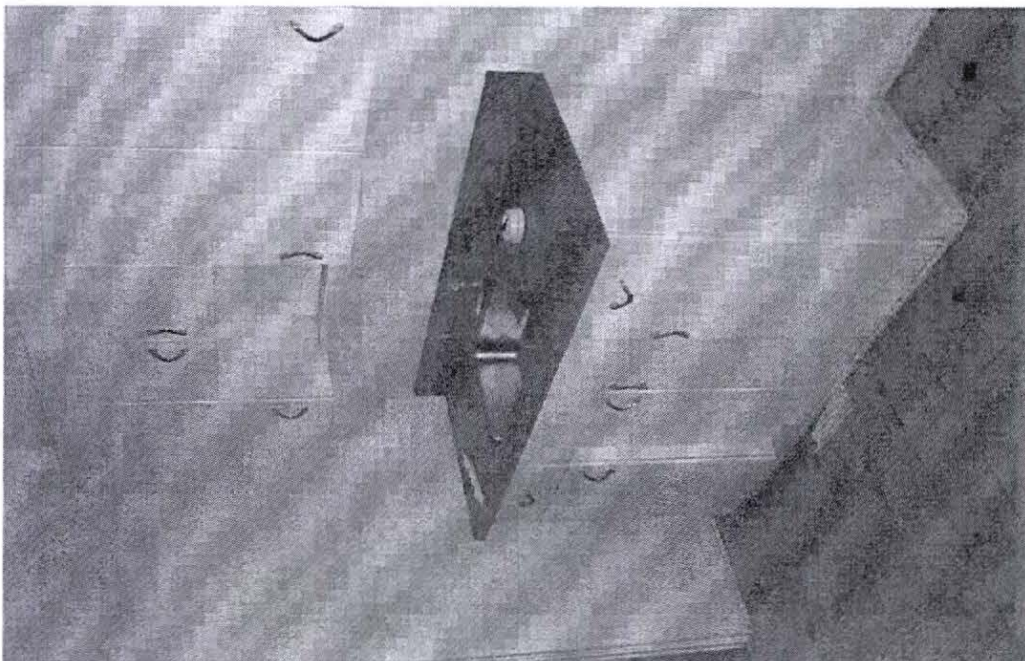


Figure J.8 Building "J"- Bungalow

Typical Kitchen

BUILDING "J" PICTURES



Figure J.9 Building "J"- Bungalow

View of block with Patio Enclosure



Figure J.10 Building "J"- Bungalow

Detail of Eave

BUILDING "J" PICTURES

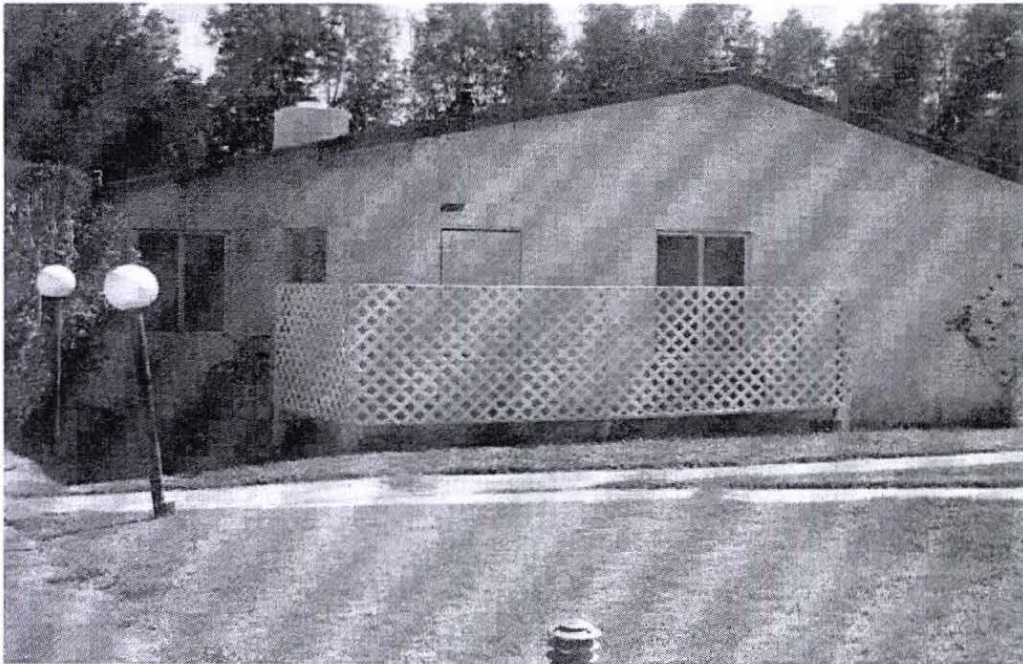


Figure J.11 Building "J"- Bungalow

View of Lattice Screening

BUILDING "K" PICTURES



Figure K.1 Building "K"- Schiff House

Front Elevation with Pool Screen

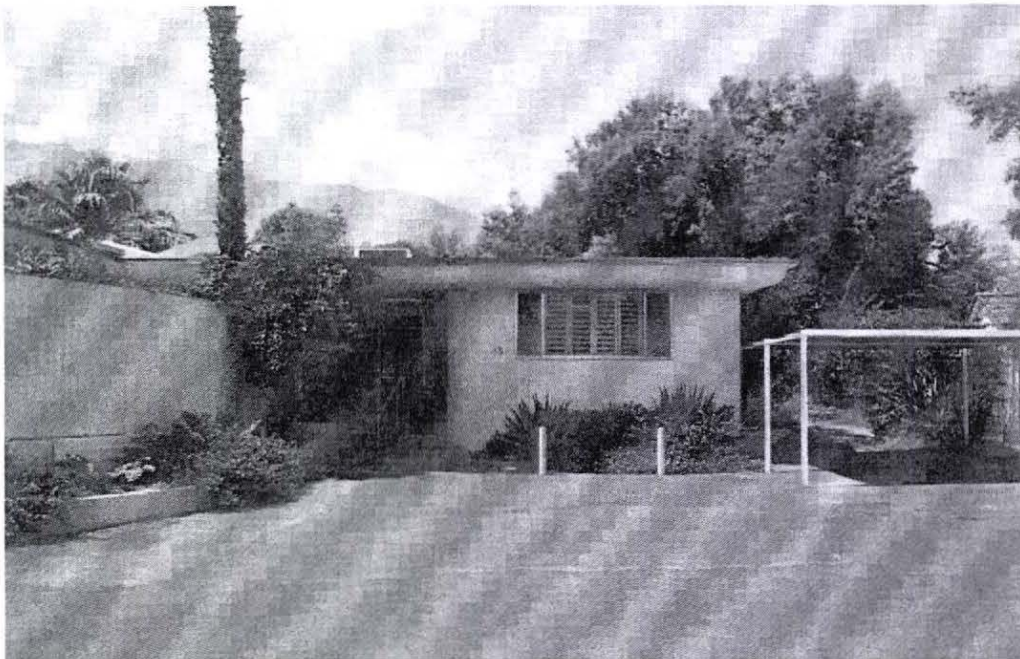


Figure K.2 Building "K"- Schiff House

Front Entry Elevation

BUILDING "K" PICTURES

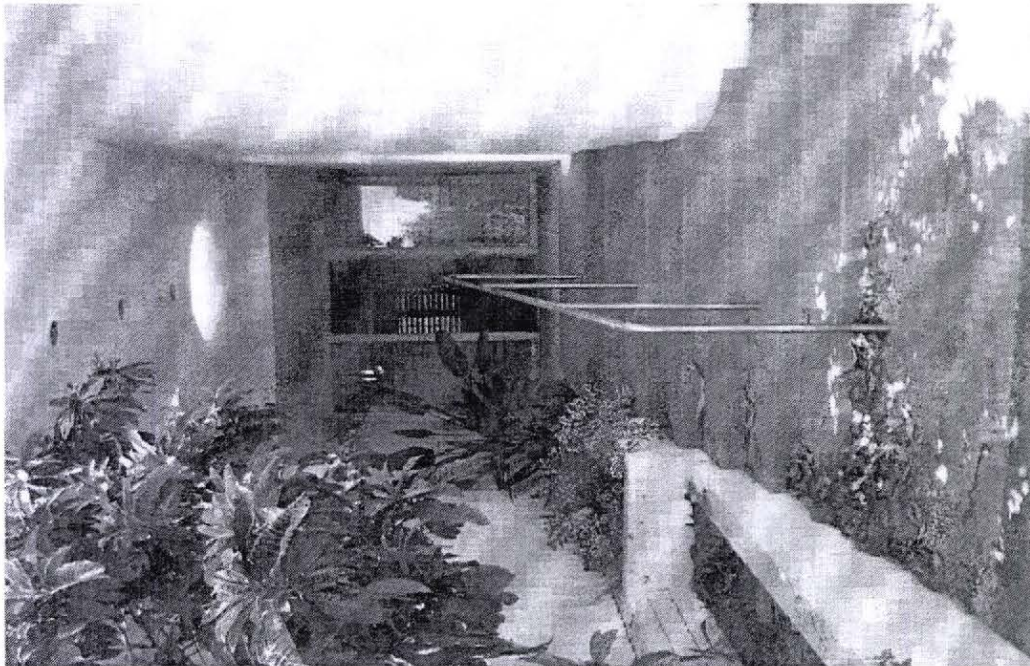


Figure K.3 Building "K"- Schiff House

Entry View

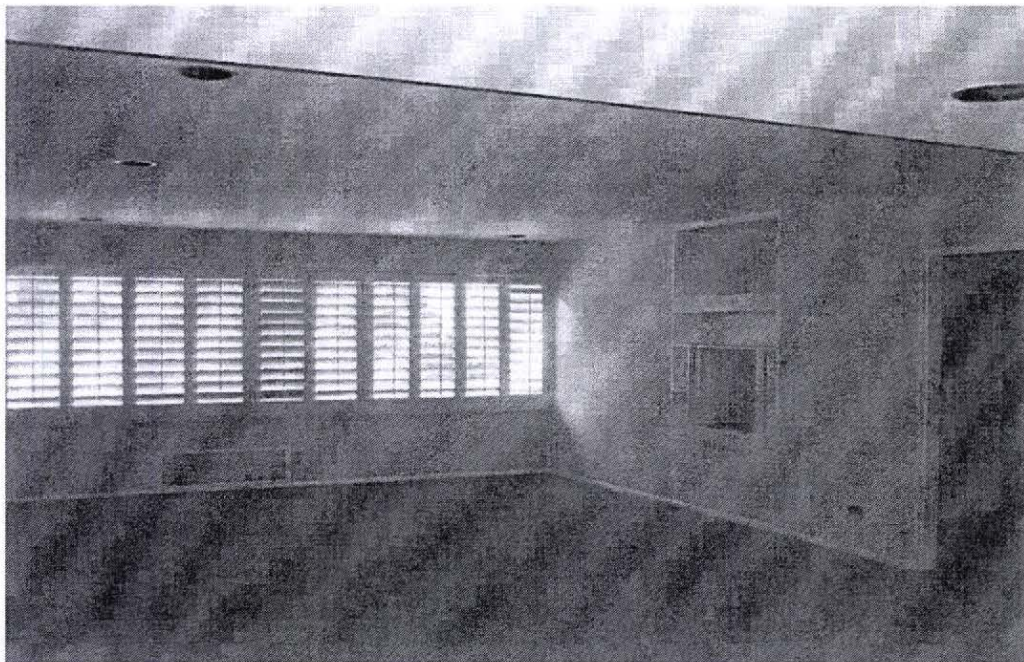


Figure K.4 Building "K"- Schiff House

Interior View

BUILDING "K" PICTURES

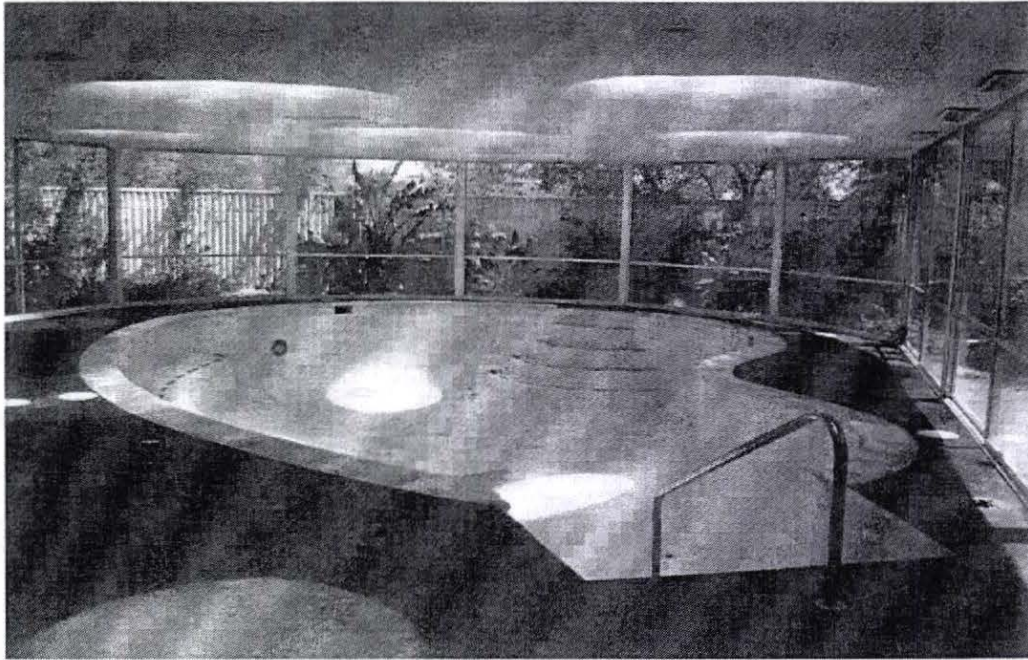


Figure K.5 Building "K"- Schiff House

View of Pool

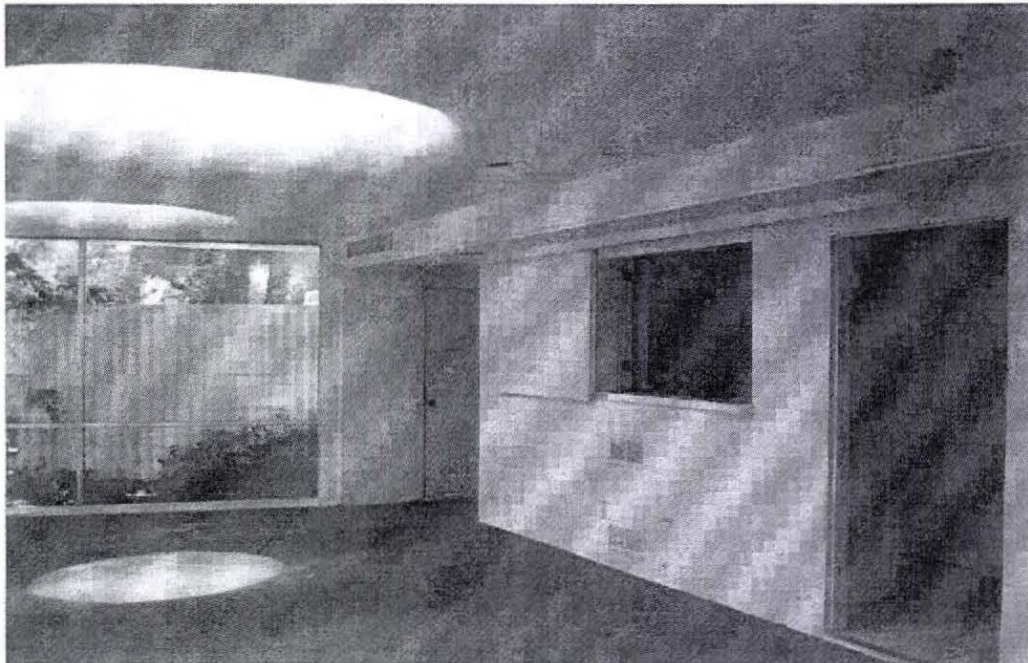


Figure K.6 Building "K"- Schiff House

View of Pool Bar

BUILDING "K" PICTURES

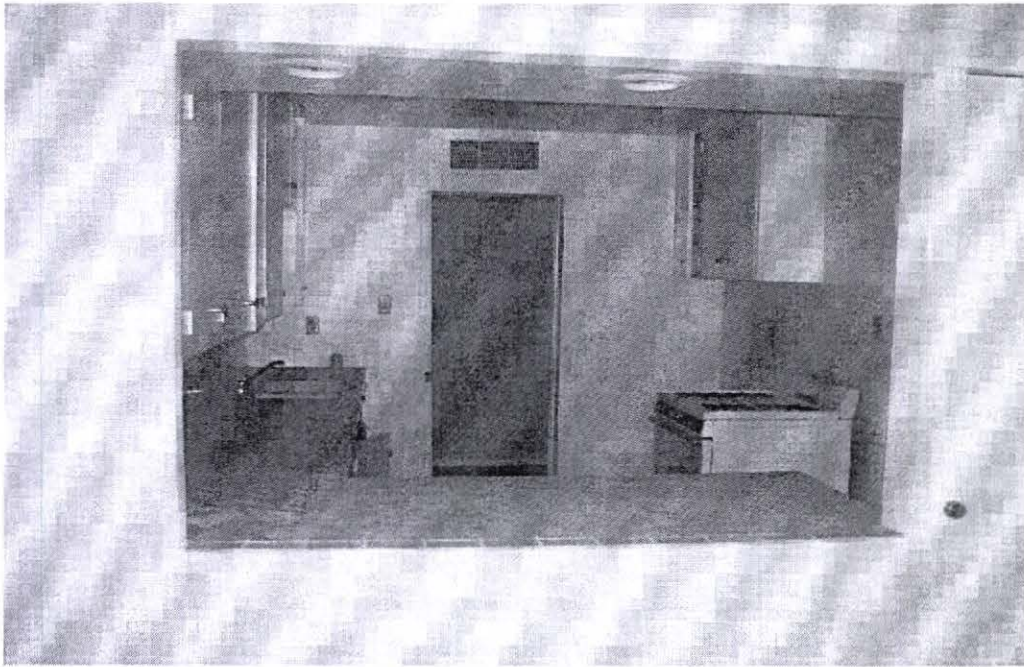


Figure K.7 Building "K"- Schiff House

View of Kitchen

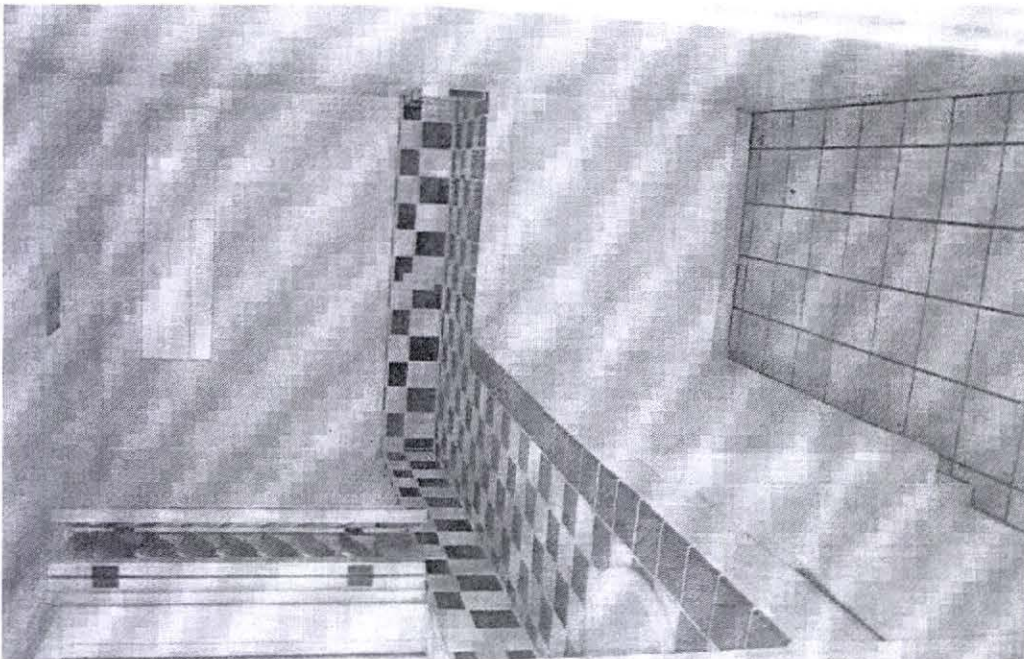


Figure K.8 Building "K"- Schiff House

View of Pool Bar

BUILDING "K" PICTURES



Figure K.9 Building "K"- Schiff House

View of New Bathroom

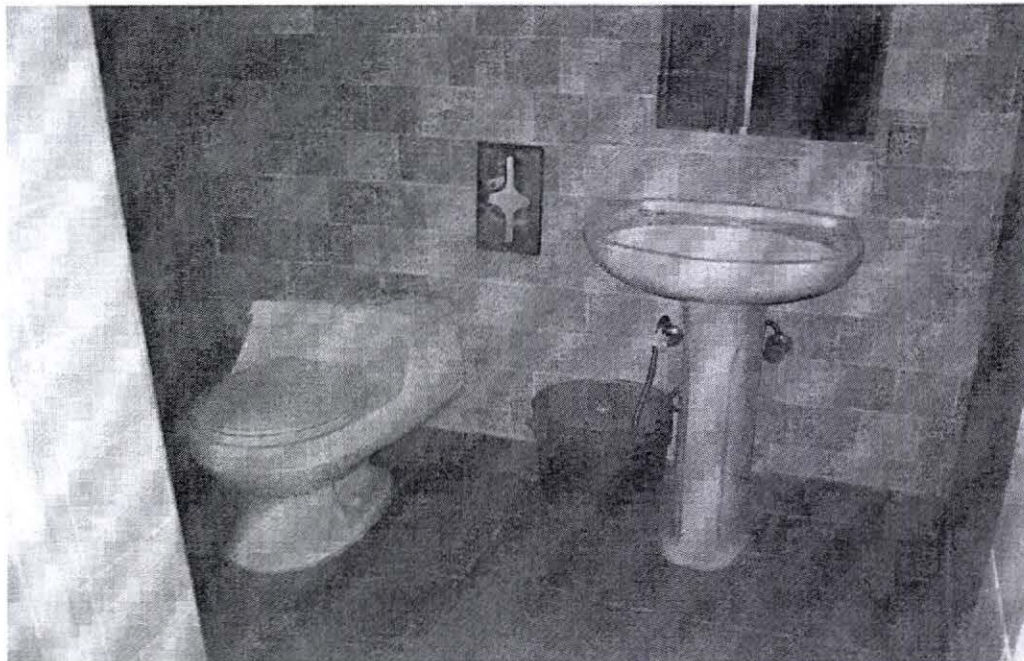


Figure K.10 Building "K"- Schiff House

View of Altered Original Bathroom

BUILDING "L1" PICTURES

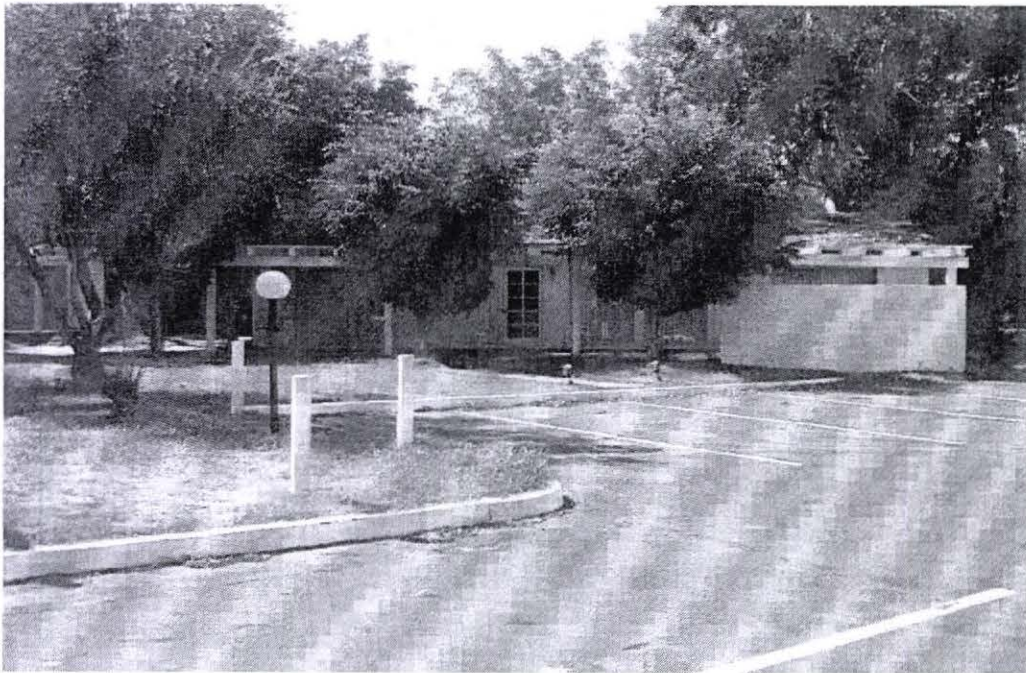


Figure L1.1 Building "L1"- Boardroom 1

View of Building Front

BUILDING "L1" PICTURES

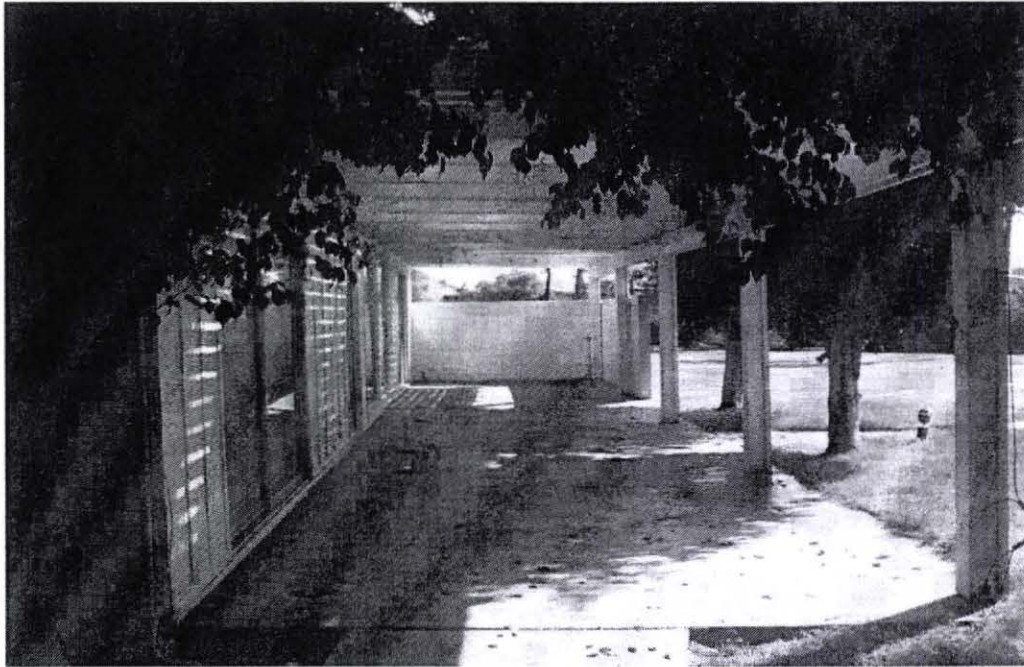


Figure L1.2 Building "L1"- Boardroom 1

View of Porch @ Front

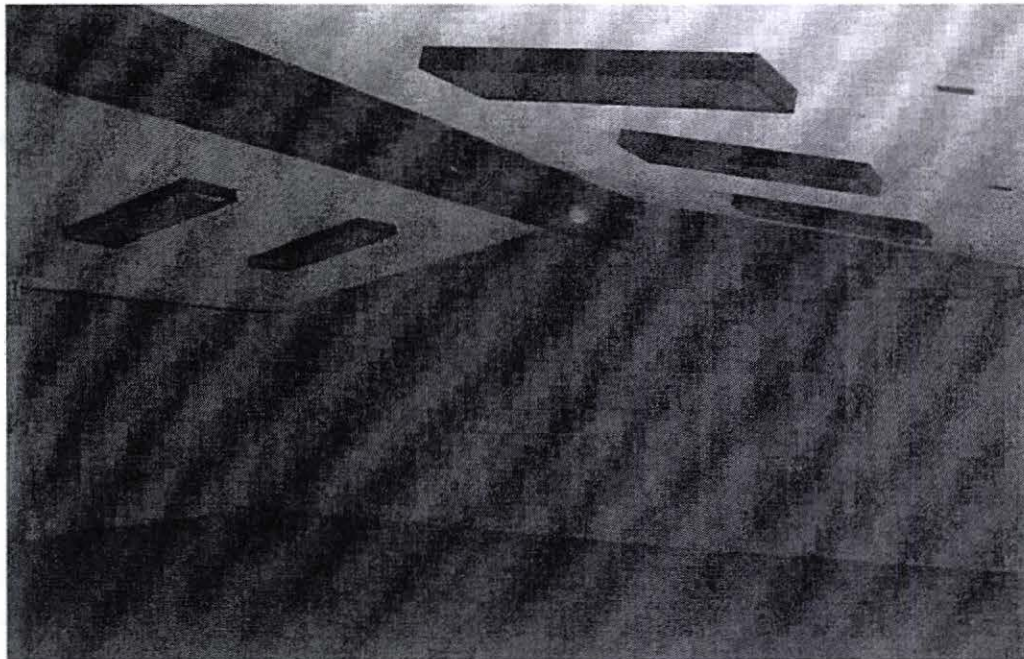


Figure L1.3 Building "L1"- Boardroom 1

View of Main Meeting Room

BUILDING "L2" PICTURES

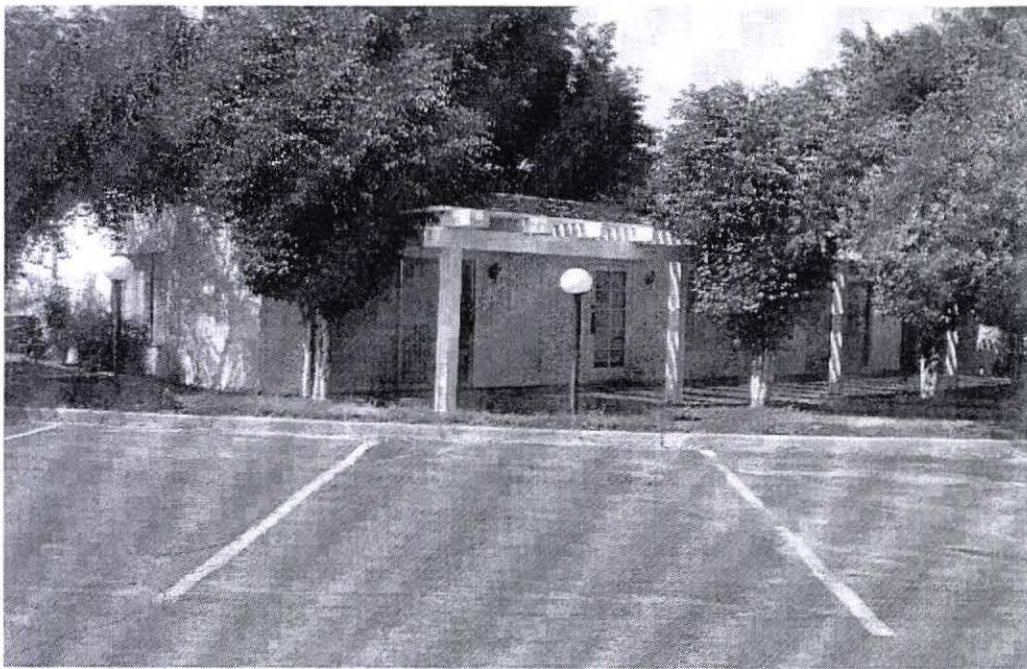


Figure L2.1 Building "L2"- Boardroom 2

View of Building Front

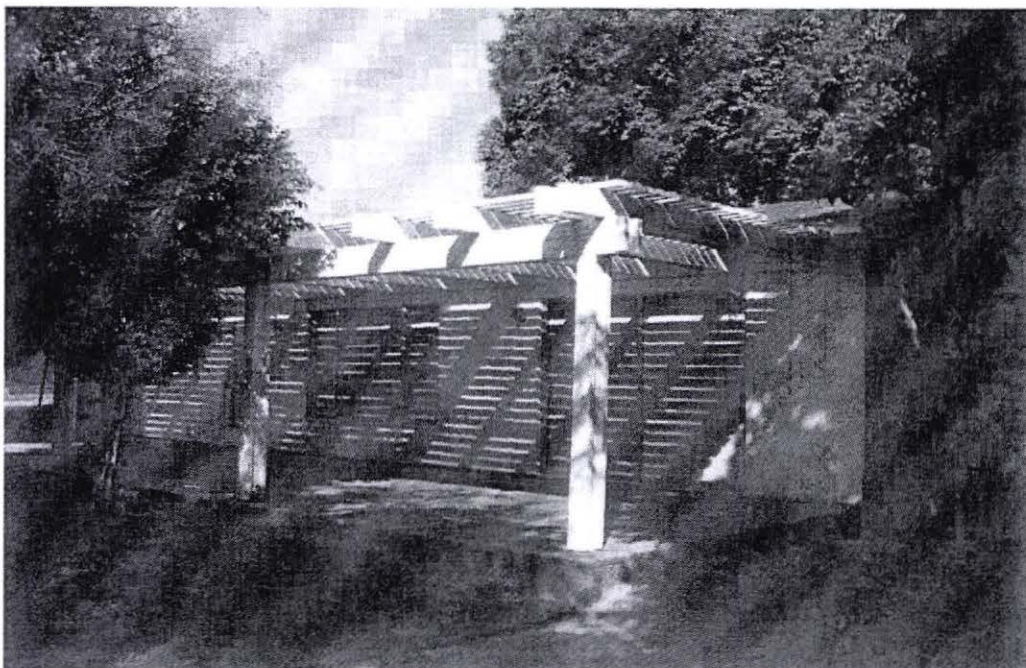


Figure L2.2 Building "L2"- Boardroom 2

View of Porch @Front

BUILDING "L2" PICTURES

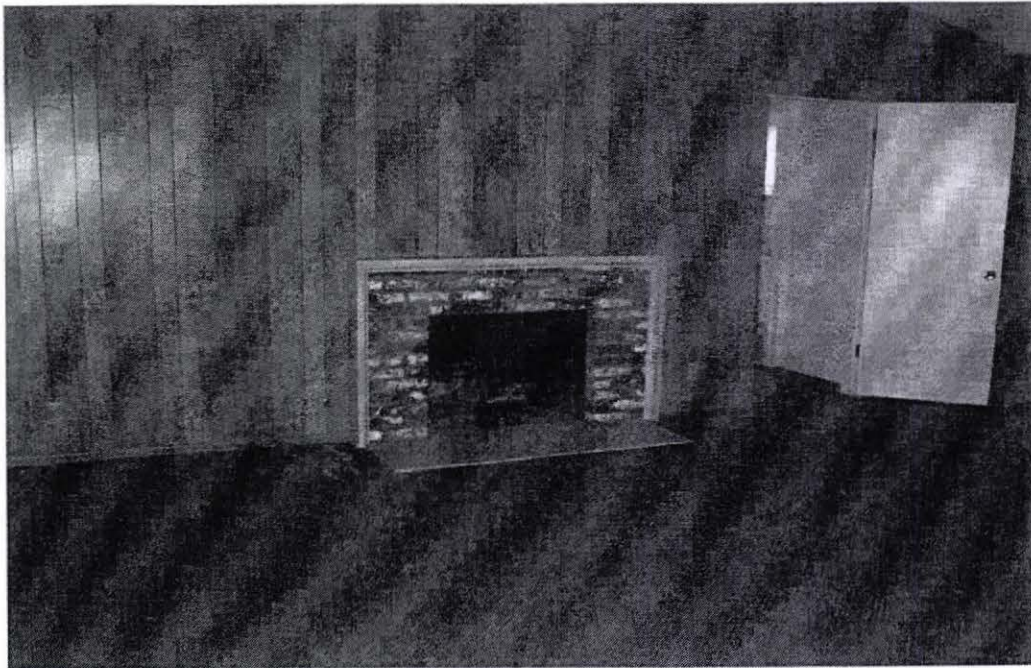


Figure L2.3 Building "L2"- Boardroom 2

View of Fireplace in Main Meeting Room

SITE FEATURE "M" PICTURES



Figure M.1 Site Feature M- Tennis Courts

View of Original Tennis Courts 1 and 2

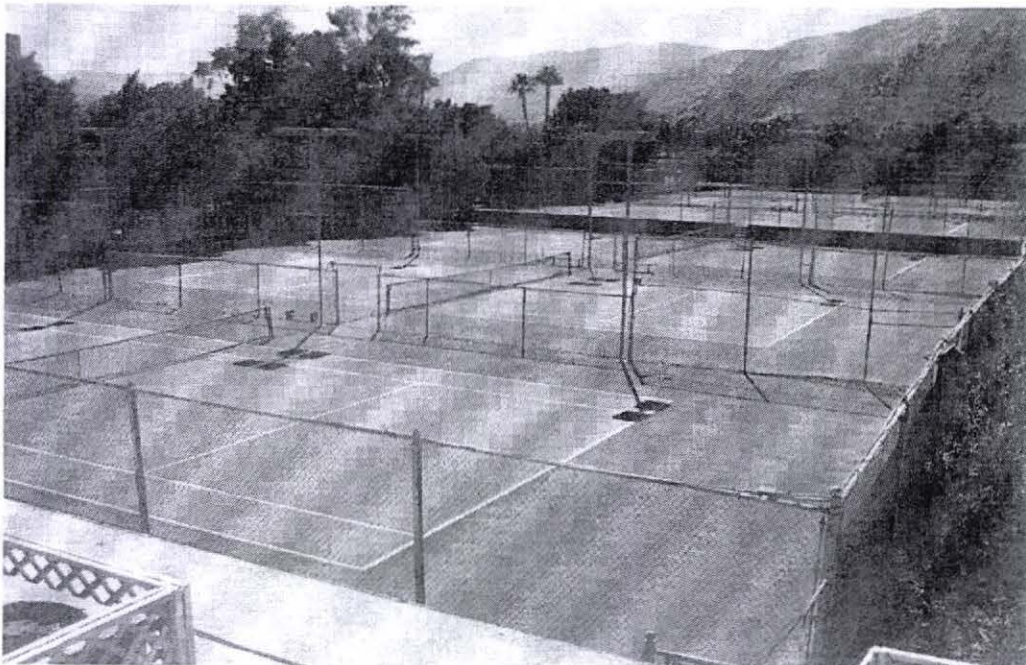


Figure M.2 Site Feature M- Tennis Courts

View of Tennis Courts 3 and 4 with
Additional 4 Courts

SITE FEATURE "M" PICTURES

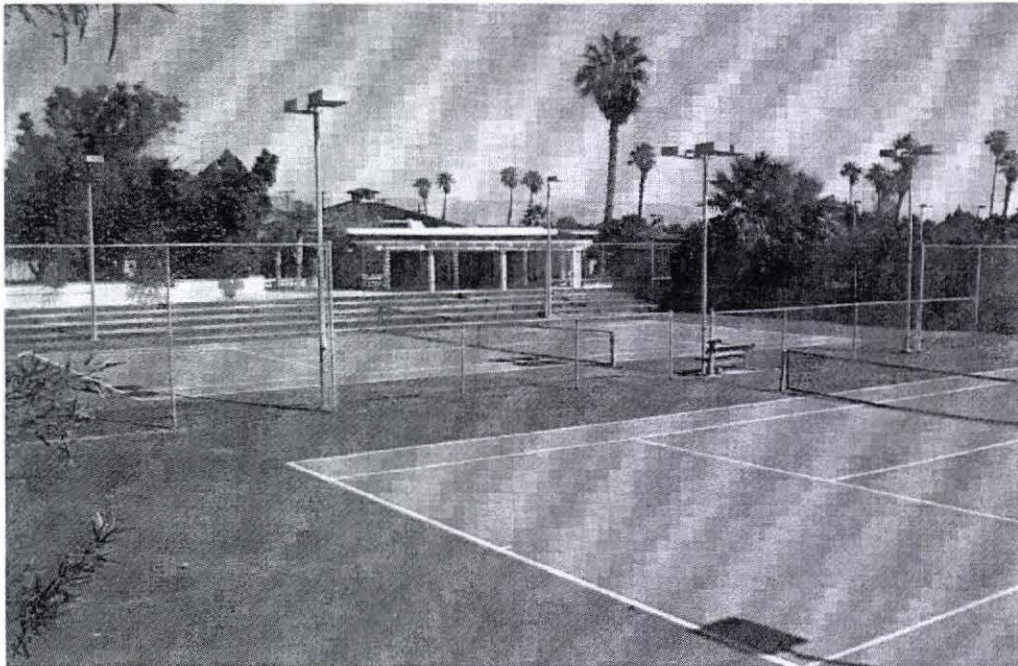


Figure M.3 Site Feature M- Tennis Courts

View of Recessed "Center Courts"

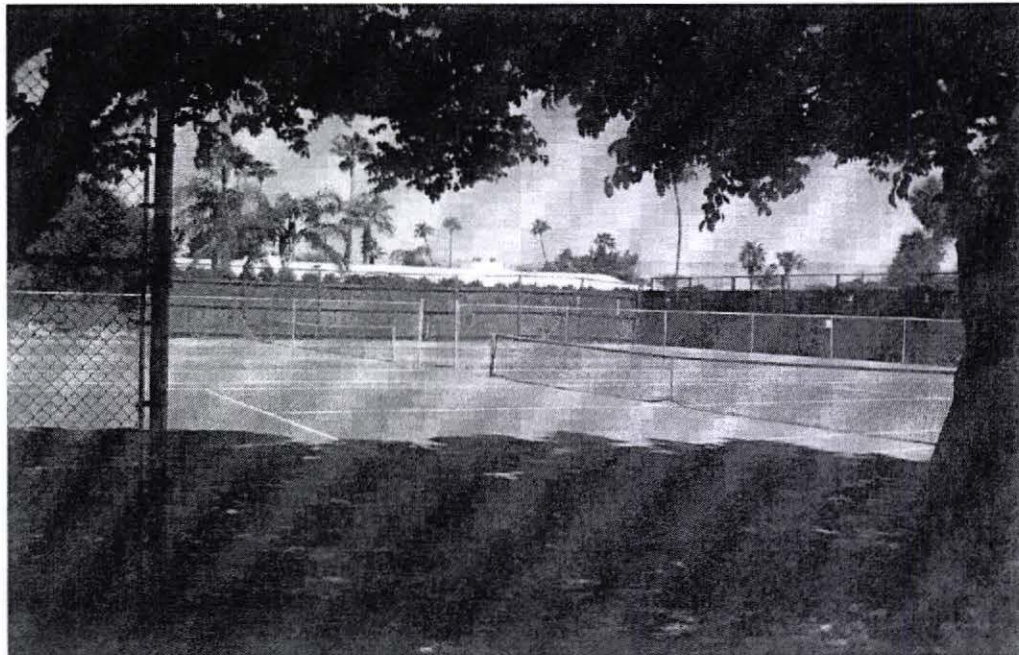


Figure M.4 Site Feature M- Tennis Courts

View of Pair of Courts @North
Property Line (North West Courts)

SITE FEATURE "N" PICTURES



Figure N.1 Site Feature "N"- Main Pool

View Looking North



Figure N.2 Site Feature "N"- Main Pool

View Looking South at Farrell House

SITE FEATURE "Q" PICTURES

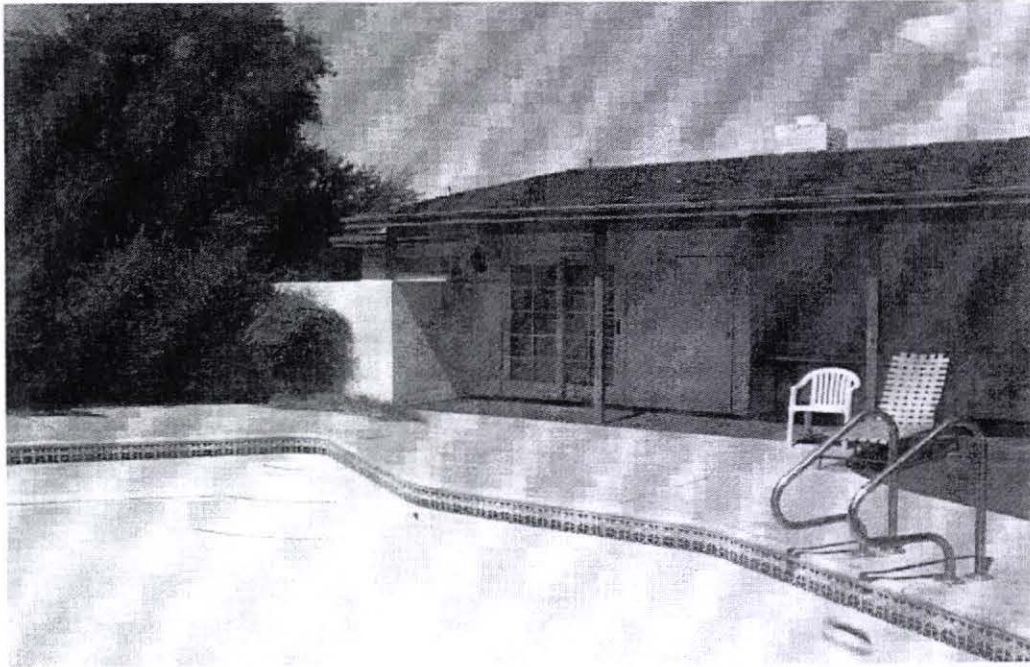


Figure Q.1 Site Feature "Q"- Pool at Cottage Unit 66

Pool View

SITE FEATURE "R" PICTURES

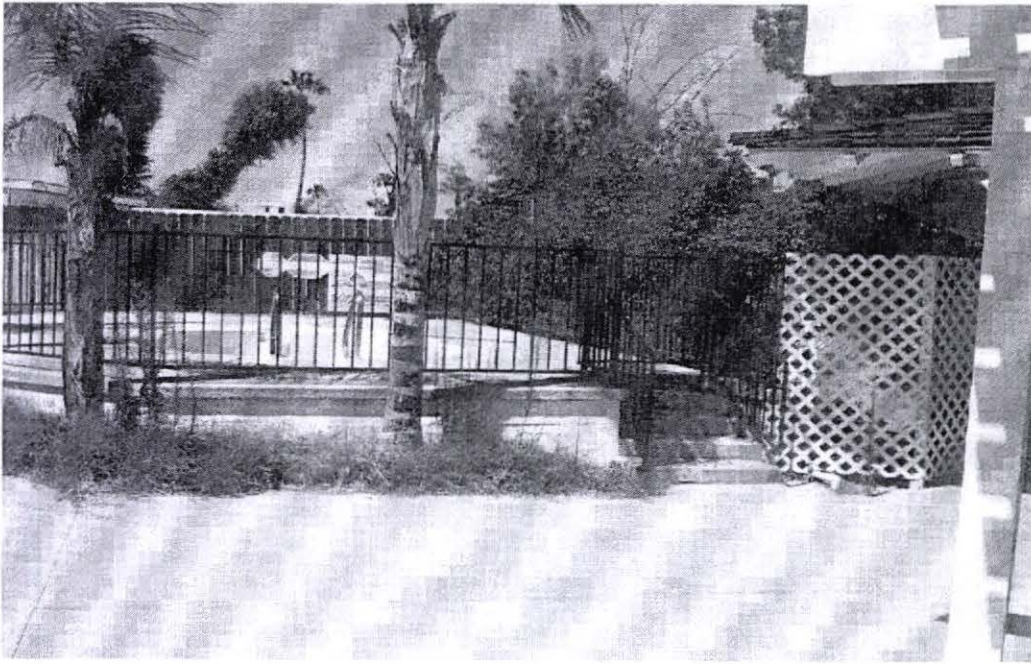


Figure R.1 Site Feature "R"- Spa

SpaView

SITE FEATURE "S" PICTURES

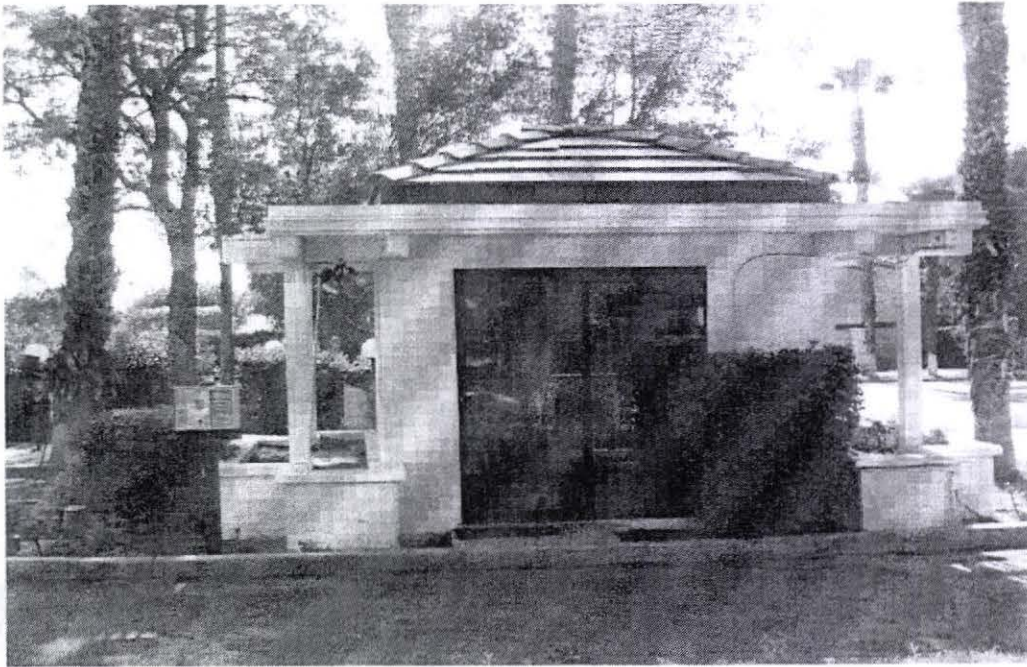


Figure S.1 Accessory Structure "S"- Security Shack

Security Shack View

SITE FEATURE "T" PICTURES



Figure T.1 Accessory Structure "T"- Netcher's Creek Footbridge

View of Bridge

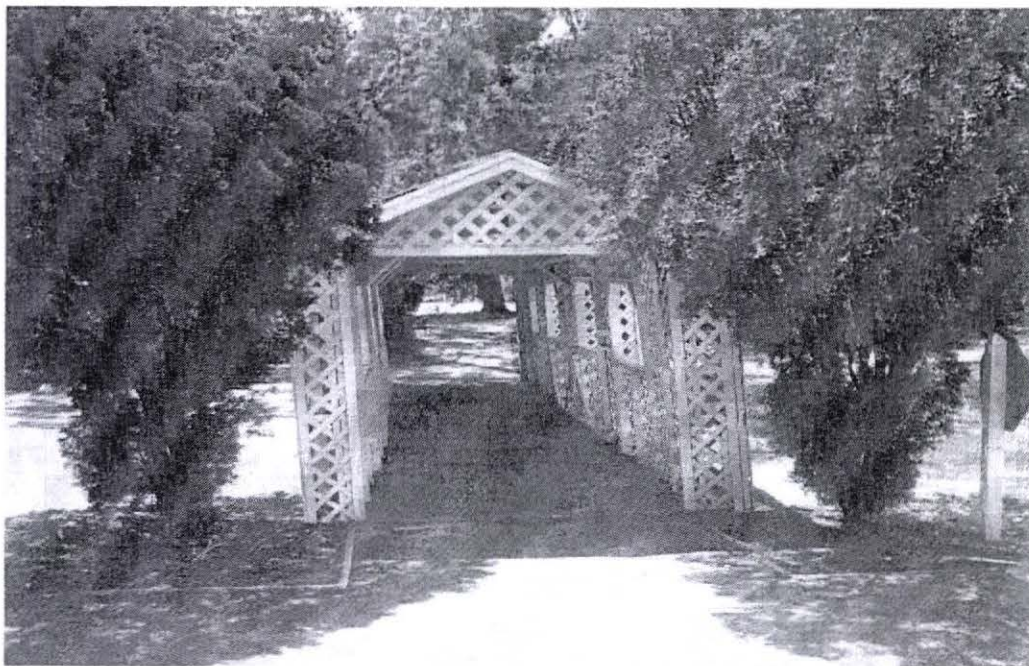


Figure T.2 Accessory Structure "T"- Netcher's Creek Footbridge

Front View

SITE FEATURE " U " PICTURES

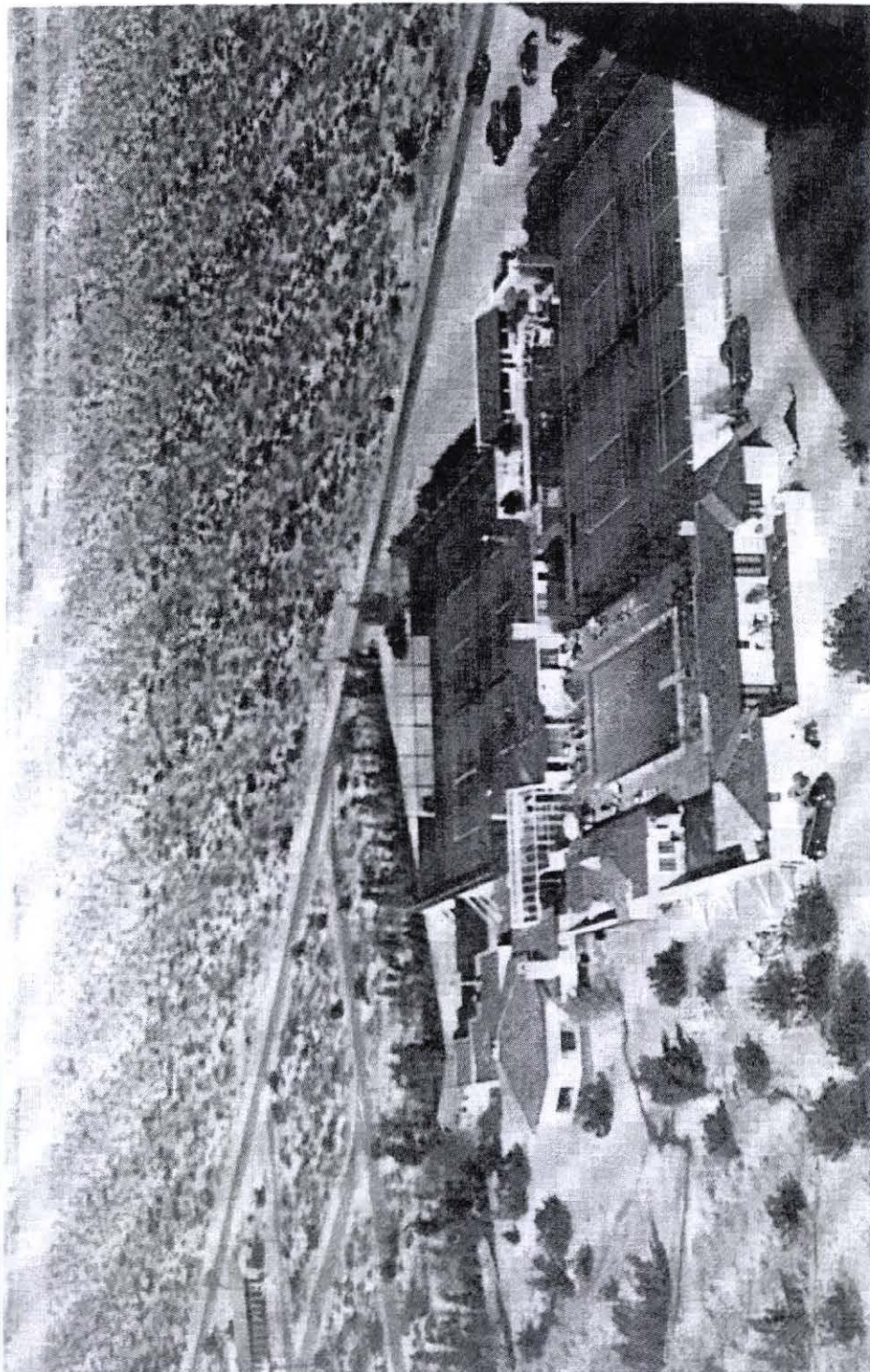


Figure U.1 Accessory Structure "U"- Gazebo

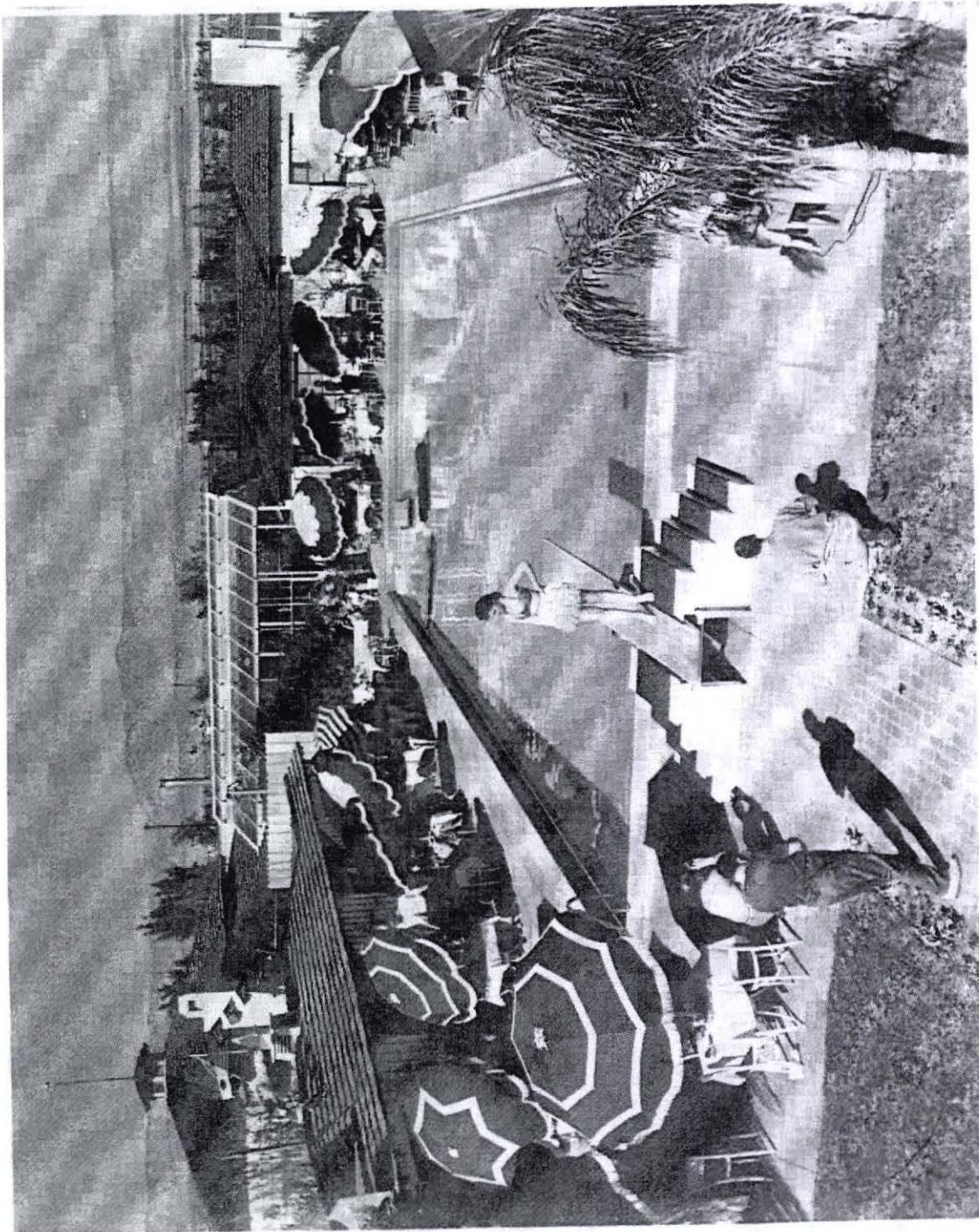
View of Gazebo

APPENDIX C

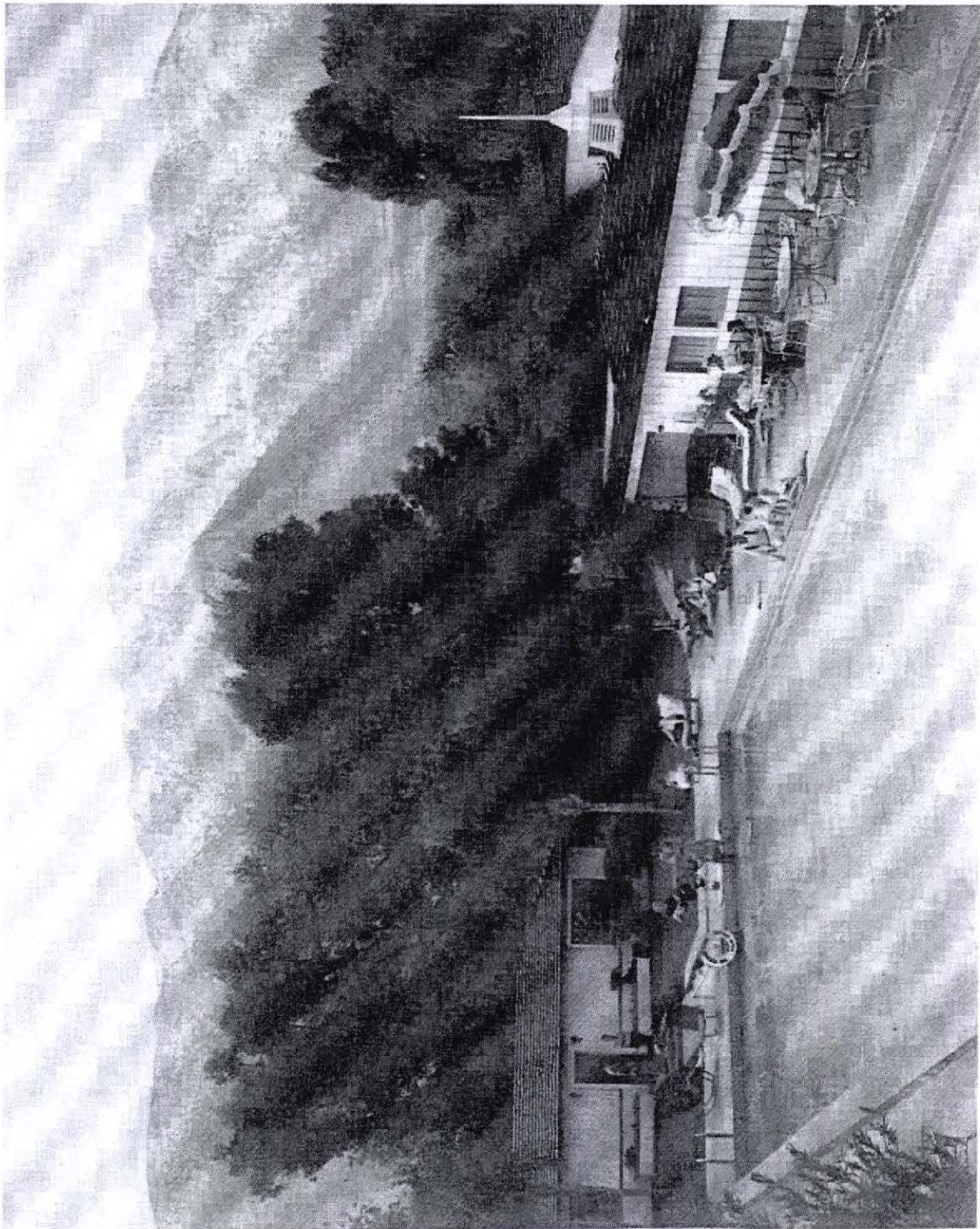
HISTORIC PHOTO (HIST-1)
Credit: Palm Spring Historical Society



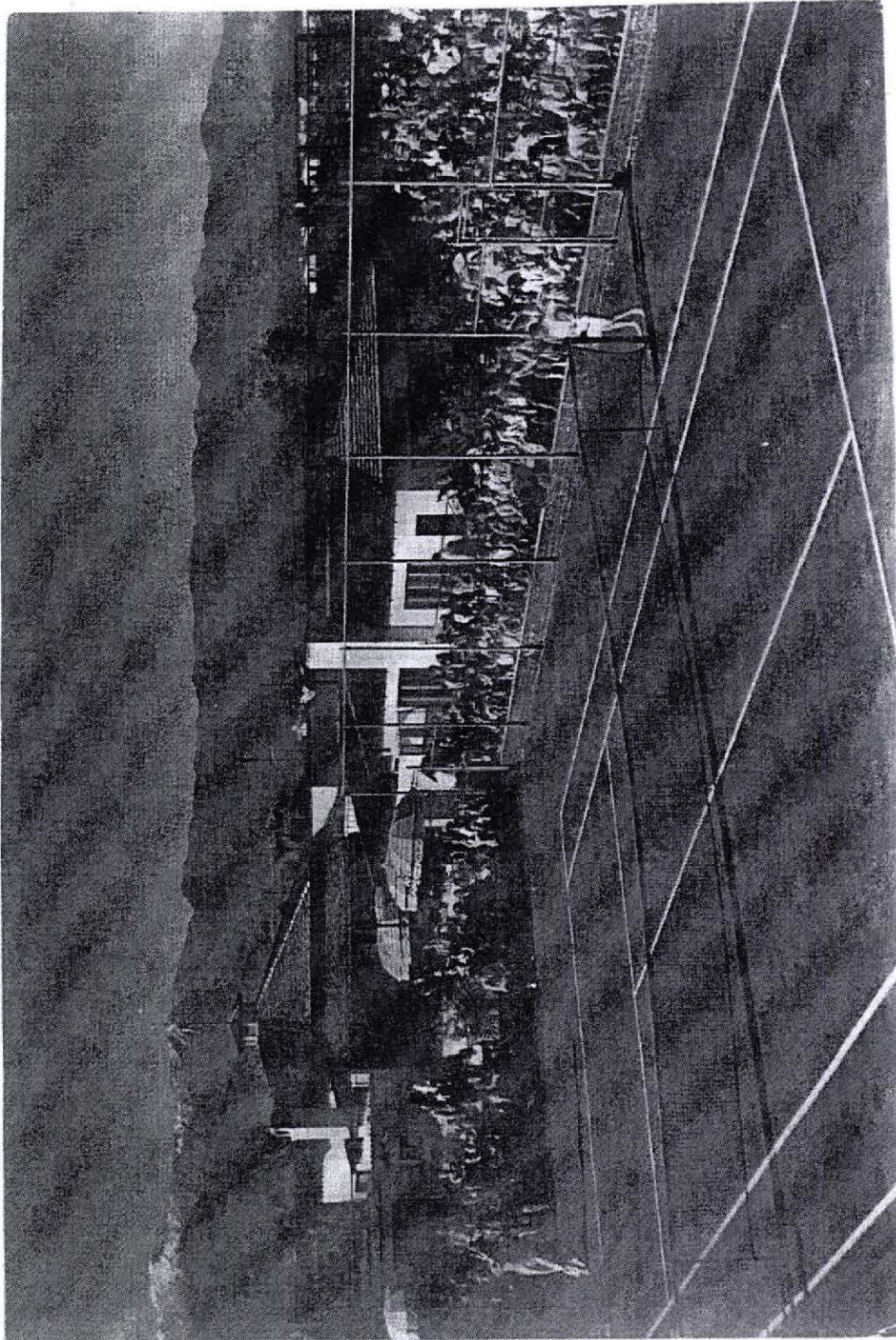
HISTORIC PHOTO (HIST-2)
Credit: Palm Spring Historical Society



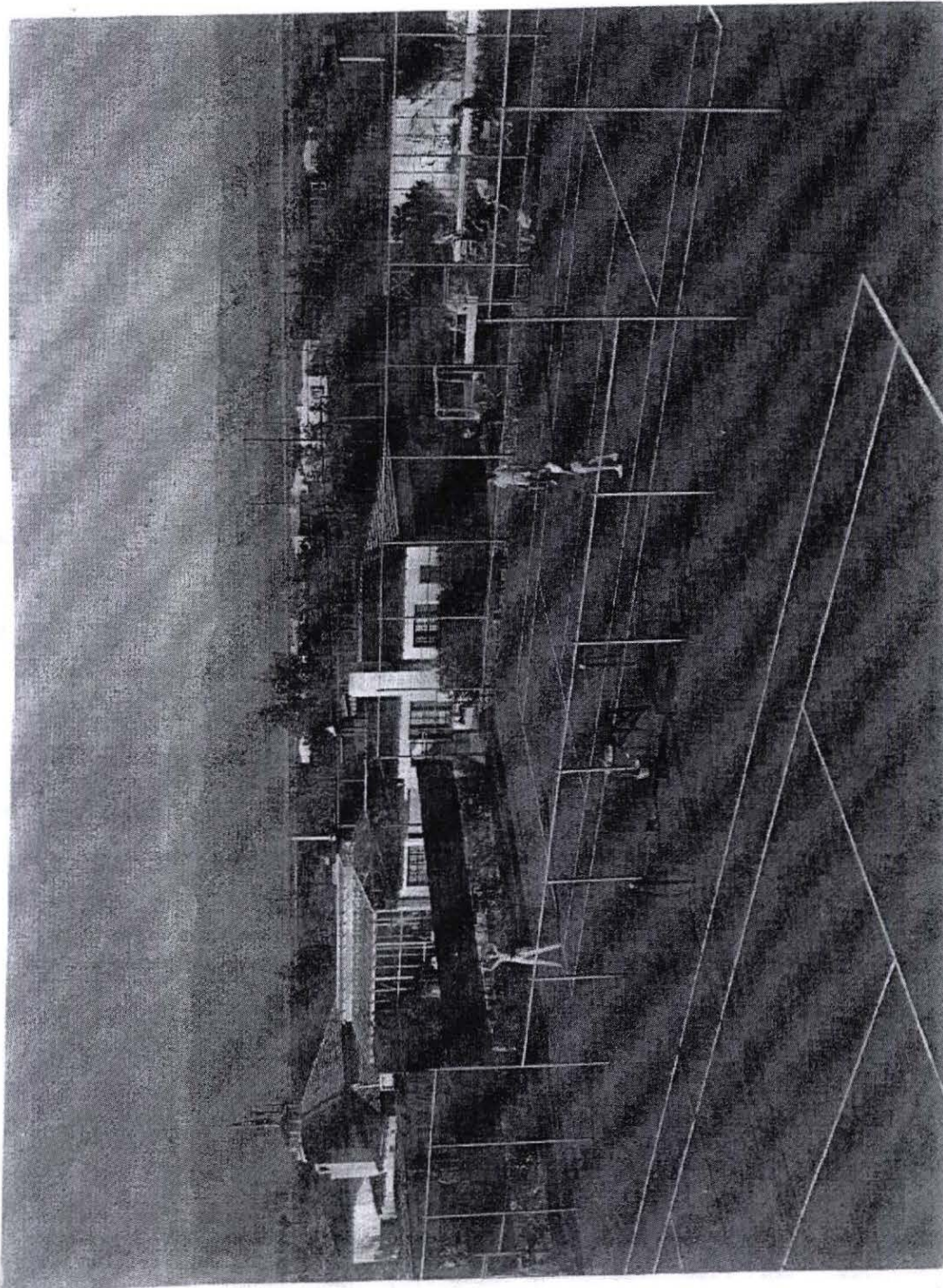
HISTORIC PHOTO (HIST-3)
Credit: Palm Spring Historical Society



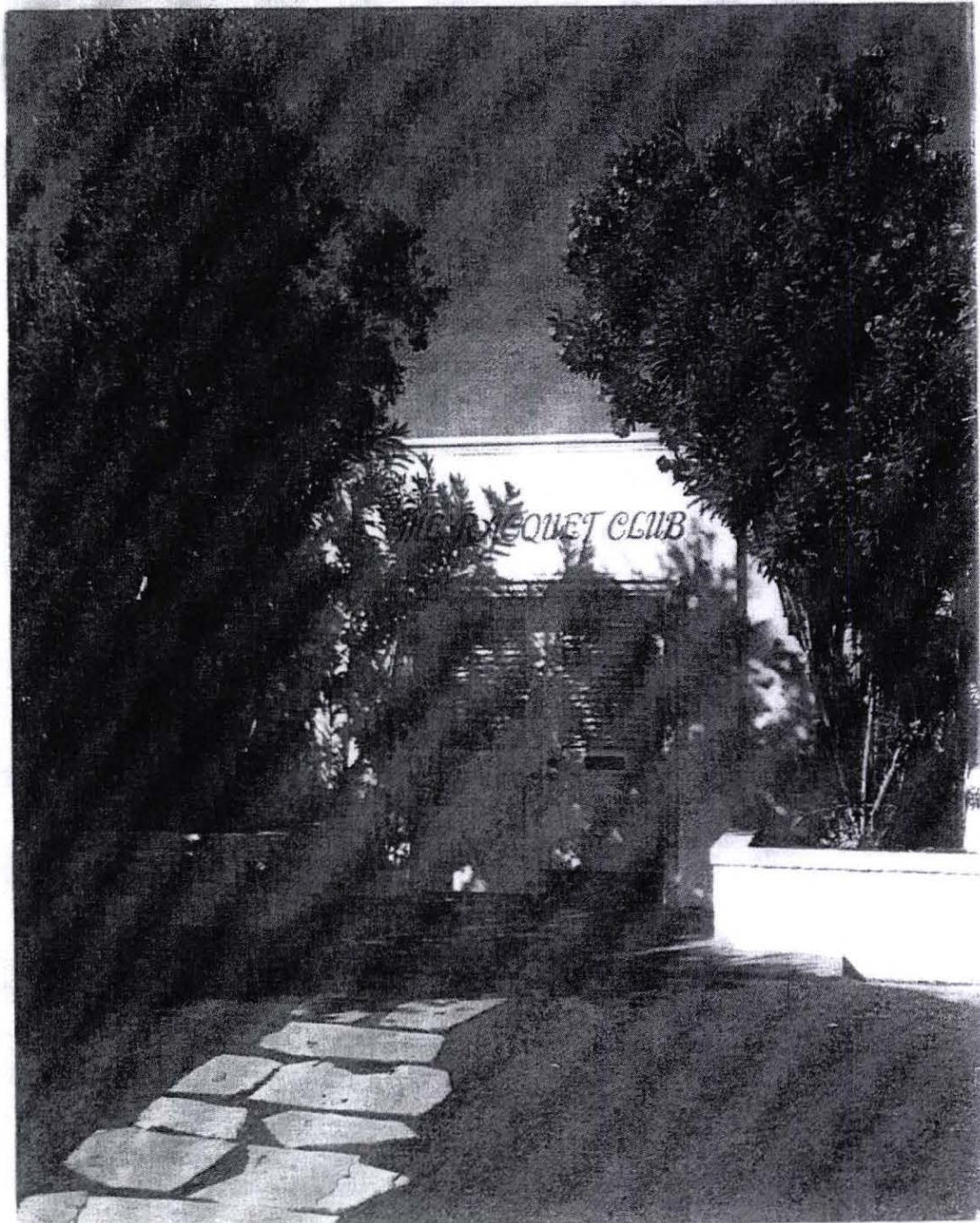
HISTORIC PHOTO (HIST-4)
Credit: Palm Spring Historical Society



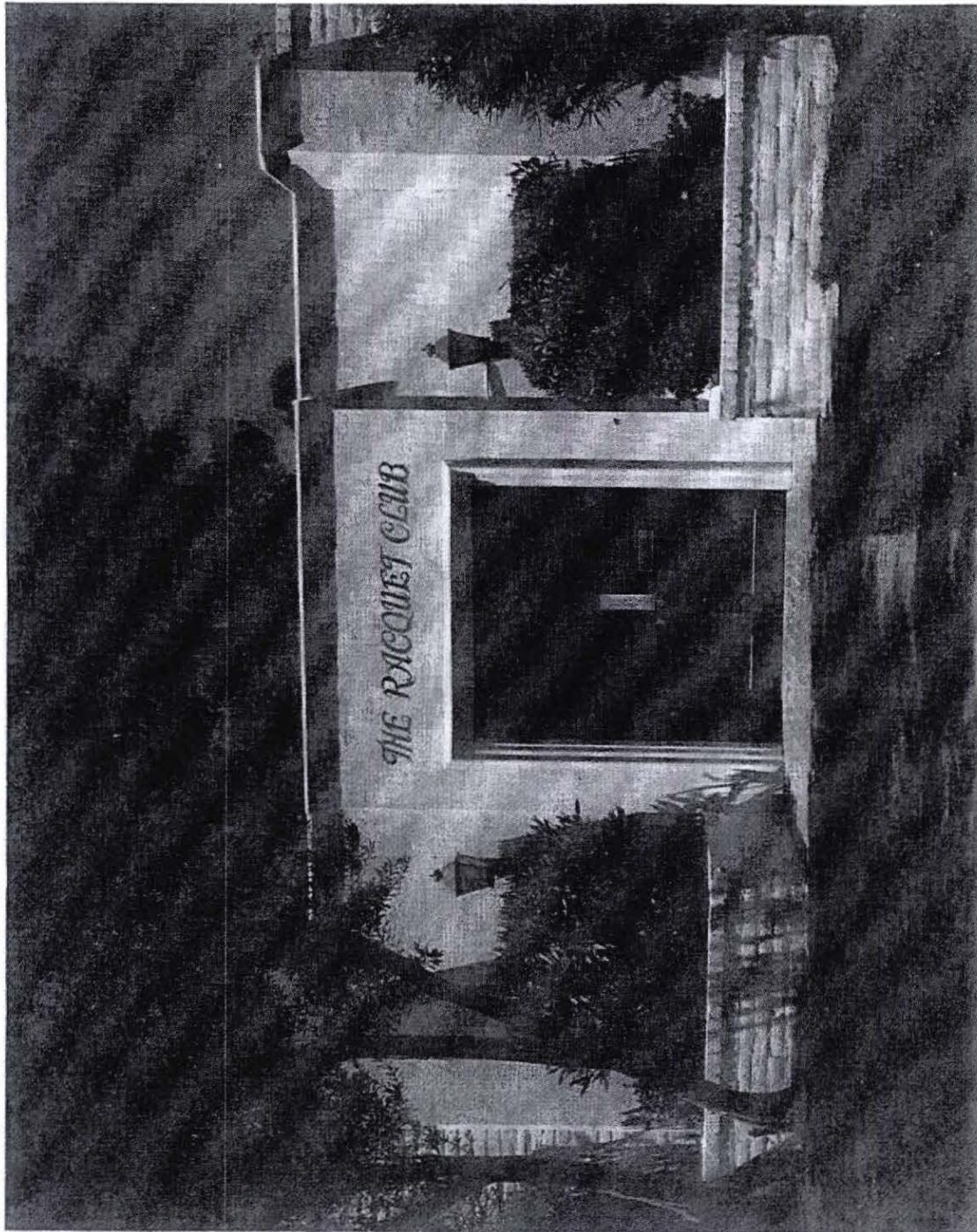
HISTORIC PHOTO (HIST-5)
Credit: Palm Spring Historical Society



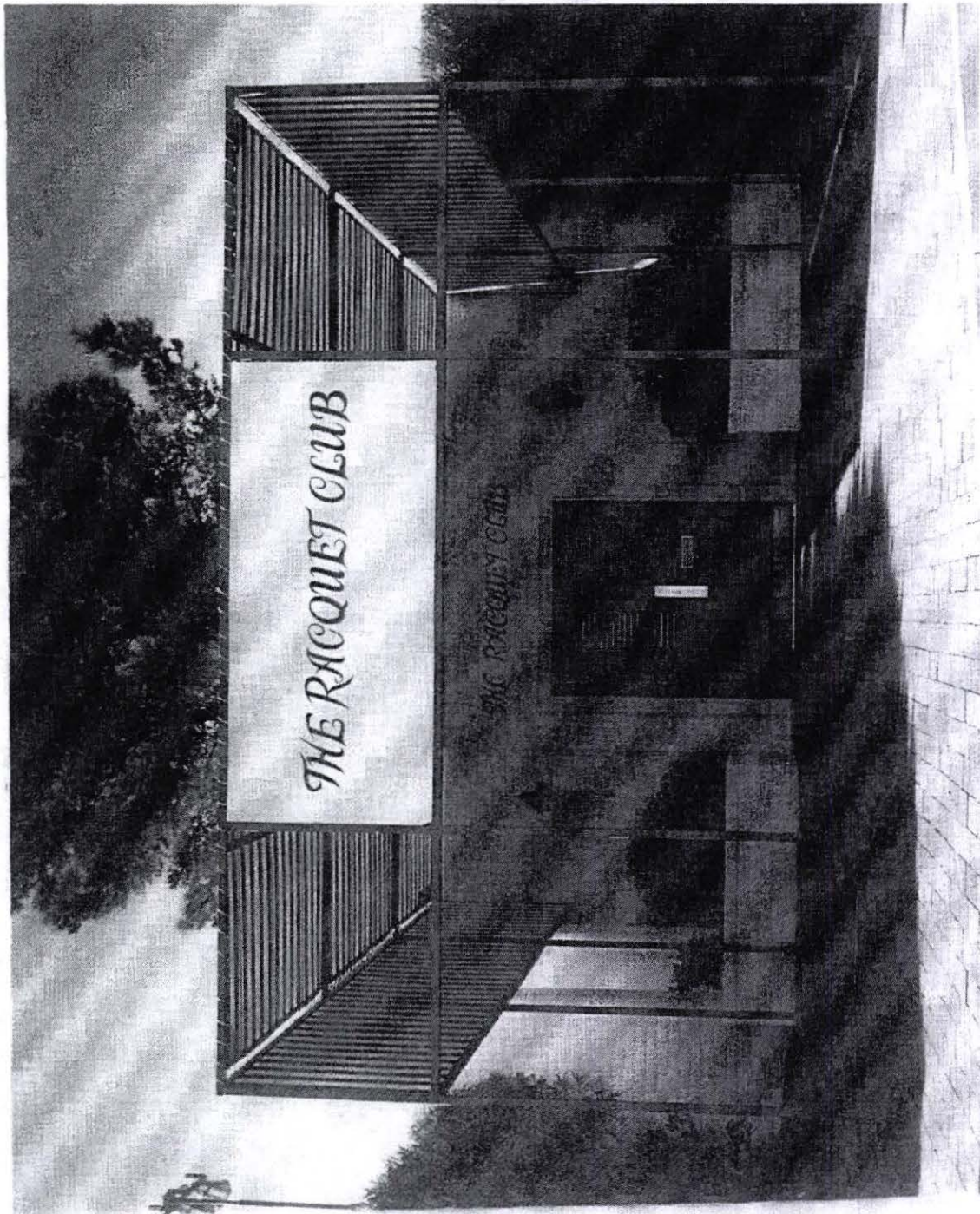
HISTORIC PHOTO (HIST-6)
Credit: Palm Spring Historical Society



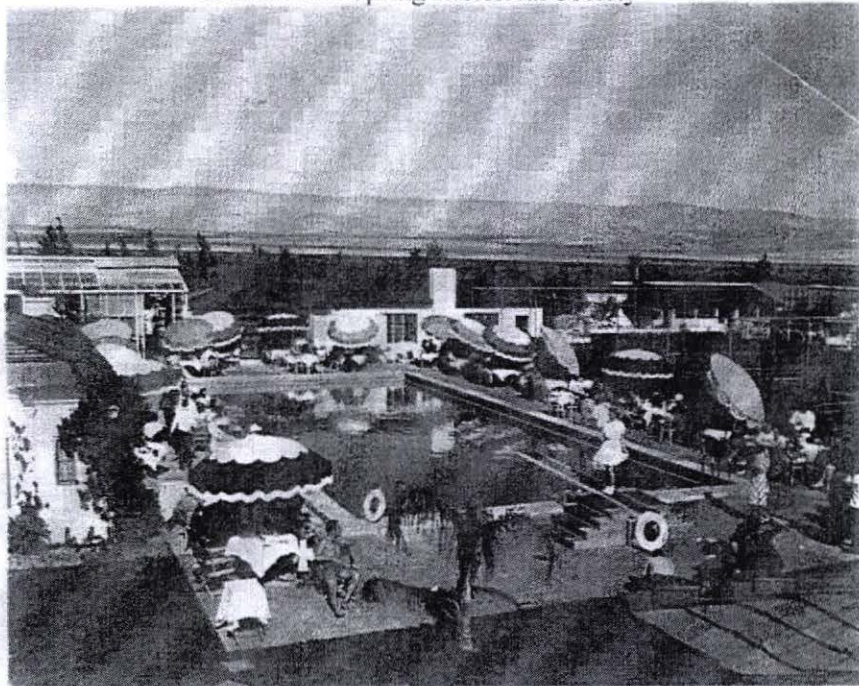
HISTORIC PHOTO (HIST-7)
Credit: Palm Spring Historical Society



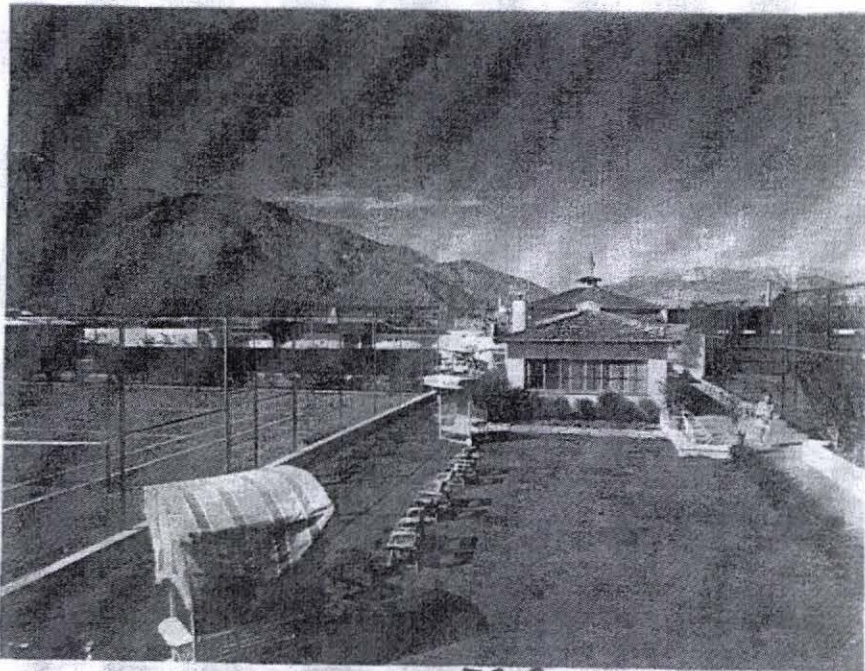
HISTORIC PHOTO (HIST-8)
Credit: Palm Spring Historical Society



HISTORIC PHOTO (HIST-9)
Credit: Palm Spring Historical Society

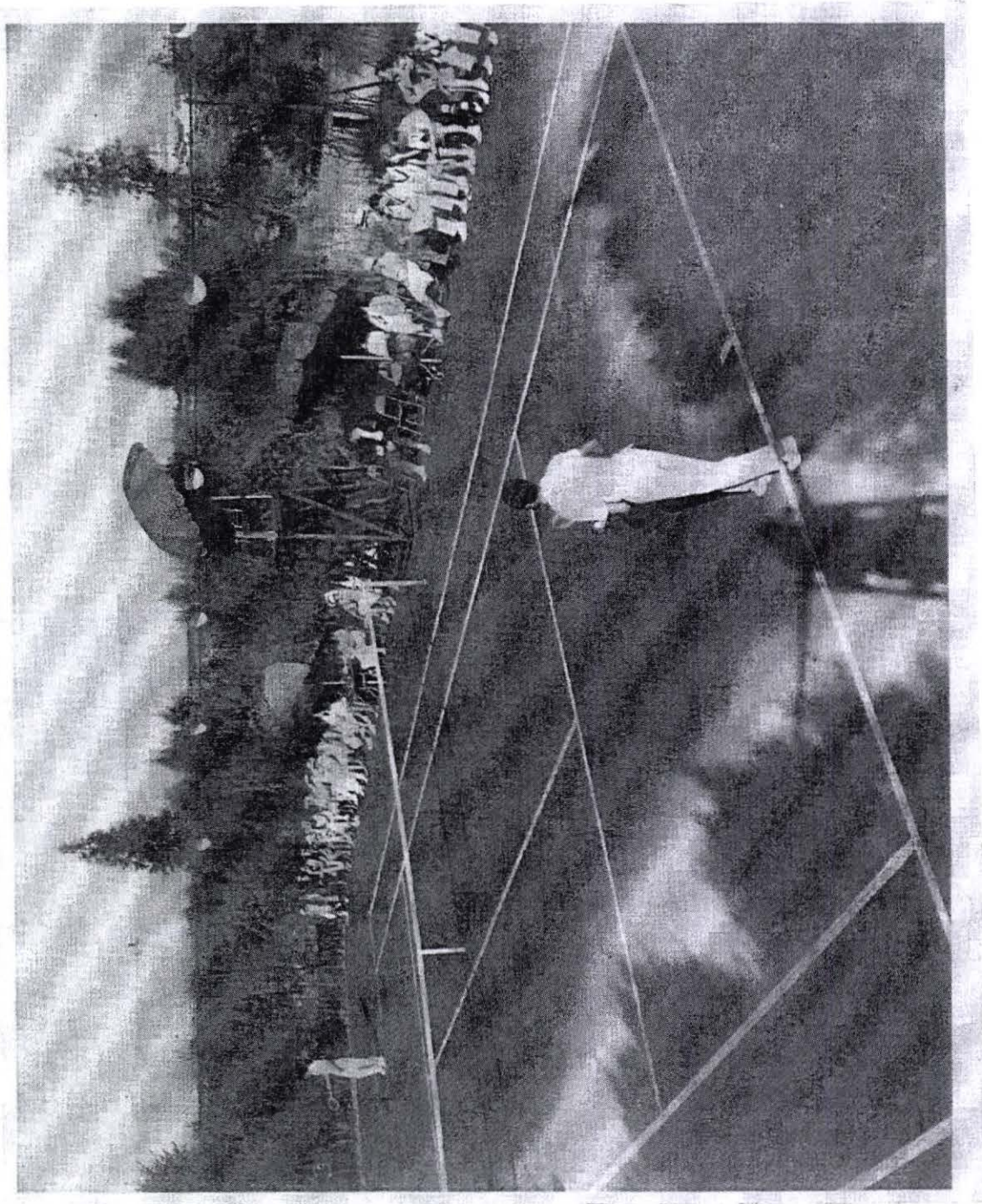


63D



72B

HISTORIC PHOTO (HIST-10)
Credit: Palm Spring Historical Society



HISTORIC PHOTO (HIST-11)
Credit: Palm Spring Historical Society

The Racquet Club



VOL VII NO. I

PALM SPRINGS, CALIFORNIA

NOVEMBER 1967



**GOSH,
HOW
WE
GREW!**



HISTORIC PHOTO (HIST-12)

Credit: Palm Springs Historical Society

FROM CHARLIE

We thought that now that we are starting with a new group of owners, you might like a "Nostalgic Illustrated Review" of what has gone on here since 1934 when we were way way out of town with just a cow path for a road. I remember when Ralph Bellamy and I would ply County Highway officials with drinks at the bar dropping hints that our road needed fixin'. They fixin'd it—right from the El Mirador (which was way out of town at that time) right up to the RC's northern boundary line. The Racquet Club paid over \$3,000.00 to bring water up here but got it back over a period of years as people bought in on the line. We also had to bring the gas, telephone and electric lines out here mostly at our expense . . . anyway, who cared as we were both movie stars making lots of money.

I think the pictures will give you a pretty good idea of the history of the Racquet Club without too much comment from me . . . just a caption here and there.

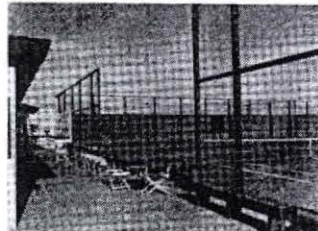
By the way . . . if you wonder how we got the aerial photos of the Club: General Rosie O'Donnell, an habitue of the Racquet Club, was commanding officer of March Field and when he would send his aerial photogs out on a practice assignment, he'd tell them to make a pass over Palm Springs and to be sure to get some practice shots of the Racquet Club. I remember people saying, "Why are those bombers circling the Club?"



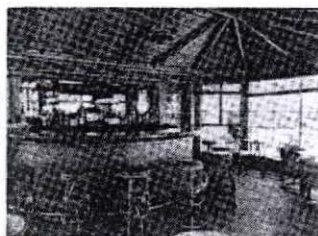
Where's Indian Avenue? 1935



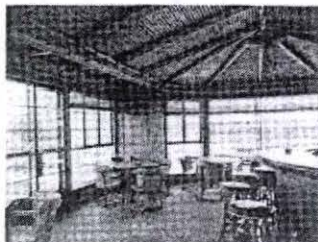
Racquet Club Shop!!



Entrance to the Bar!



Eight to the Bar



Recognize the Bar?

Our new tennis pro is no stranger to the Racquet Club—he is known by, and very popular with, all the Racquet Club members. At long last Bill Davis has settled down to being a tennis professional and given up his avocation as "Real Estator." Now he is mainly interested in developing tennis players. All we need now is a few more tennis courts, which I am happy to say is being given some consideration.

One of our most serious problems is that everyone now wants to sit in the Garden Room. Eventually we are going to have to limit the size of parties in the Garden Room and limit the time the table will be held. It really infuriates members waiting to be seated when tables are empty and sometimes not used long into the evening — or not at all when members having reserved the tables go to cocktail parties and sometimes forget to show up.

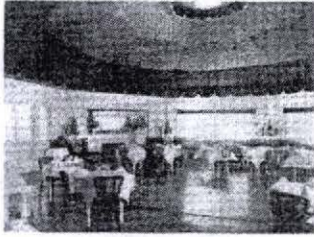
Everyone seems to be tickled pink to have Tony Rose back — and I should think they would — he certainly fits into our scheme of things for dinner music and then the "swing-swing" after dinner.

A Rule Book is being made up that I hope will stick. If someone can come up with a set of rules that don't have to be broken from time to time, I will eat my hat—fight—or switch!

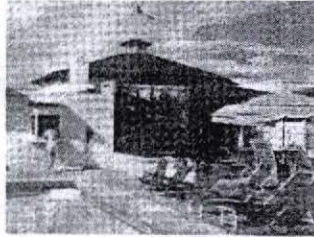
We have many complaints about our telephone service — we have eleven trunk lines and several private lines, with two operators most of the time. If everyone that comes to the Racquet Club comes mostly to transact their business and receive calls there is not much chance for improvement. Most of the problems come from members putting in long-distance credit calls most of the day — I don't have to tell you how this ties up lines.

What I write are my thoughts and not necessarily the thoughts of the new stockholders.

HISTORIC PHOTO (HIST-13) Credit: Palm Spring Historical Society



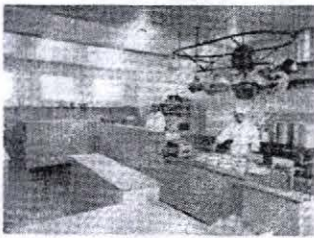
Main Dining Room 1936



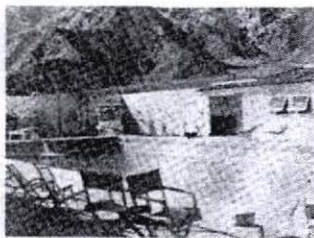
Garden Room? 1936



Racquet Club 1943



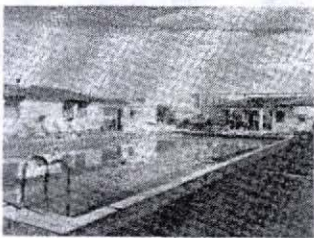
Looks different now 1936



Swimming Pool 1935



Racquet Club 1939



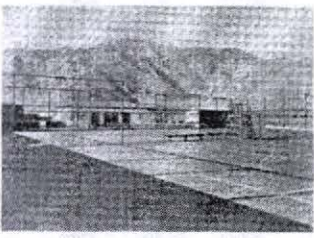
Before we had a Dining Room



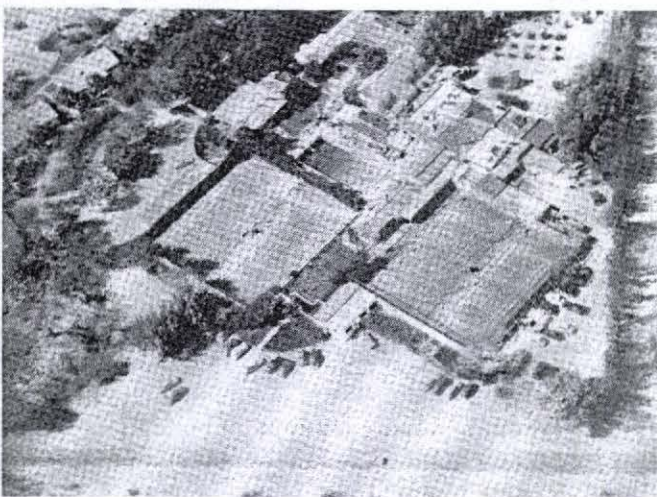
Covered Bridge
(Hand built by Harry Oliver 1947)



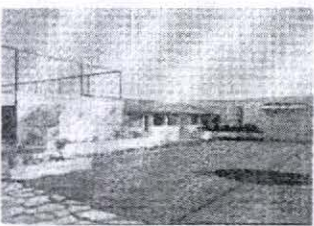
Racquet Club 1948



Tennis Courts 1 and 2



Racquet Club 1946

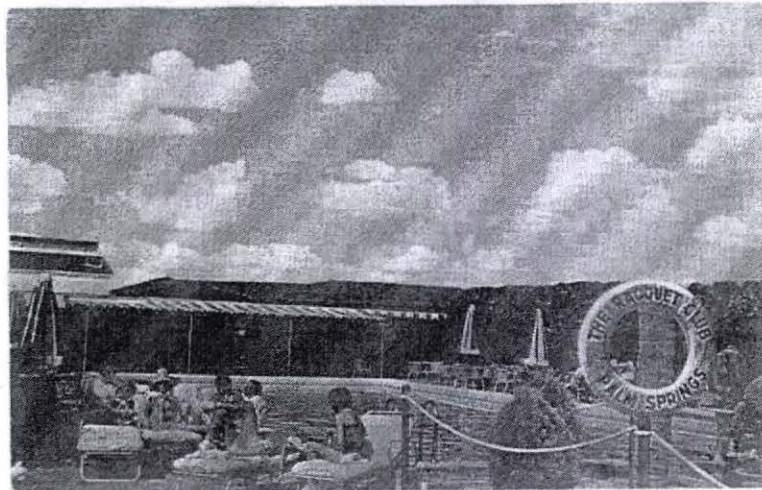
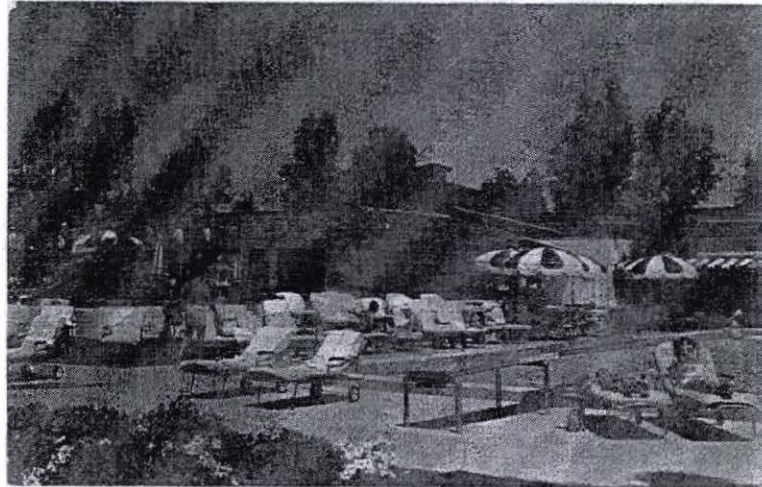
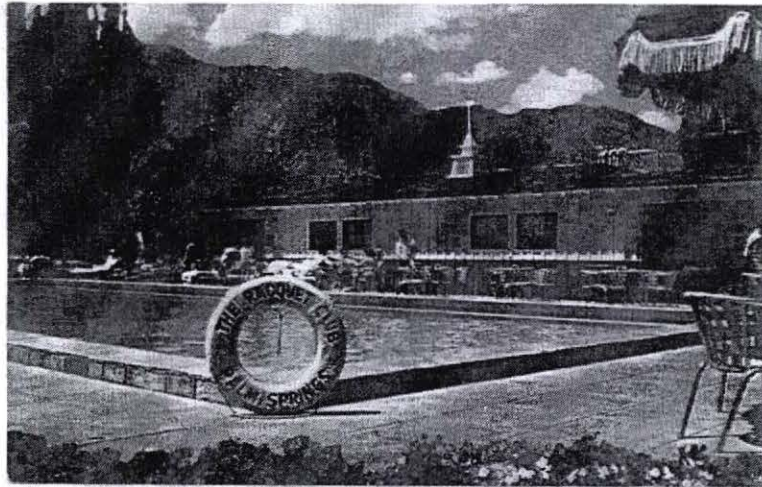


Office 1936

HISTORIC PHOTO (HIST-14)
Credit: Palm Spring Historical Society



HISTORIC PHOTO (HIST-15)
Credit: Palm Spring Historical Society



APPENDIX D

BUILDING PERMIT
 10/09/1945 6 Bungalows by Albert Frey

APPLICATION FOR PERMIT
BUILDING
 BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location
 212 1/2 W. Indian Ave.
 San Jacinto, California

Contractor
 C. J. Chamberlain
 Contractor's License No. 114287
 City: San Jacinto

Site and Occupancy
 1. Home - residential - comb.

Lot Area	Area Footage	Height	
0	42.14 sq. ft.	12' 6"	
Zone	Fire Zone	Type	
U	3	I	
Front	Side	Back	Side
75	11	10	10

Description of Work to Be Done - Remarks and References
 6 bungalow - 1st fl.
 special construction of
 platform, for general work.

Total Value of Work { Labor, Material, Wiring, Heating, Plumbing, etc. } \$ 500.00
 PERMIT NO. 1563 PERMIT FEE \$ 66.00
 Owner OR Contractor: C. J. Chamberlain
 By: [Signature] (Sign)
 DATE: 10/9/45

BUILDING PERMIT
08/27/1946 Addition to Kitchen

APPLICATION FOR PERMIT
BUILDING
BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location
2143 N. Indian Ave

Owner
The Racquet Club

Contractor
H. Foster

Architect

Title
Addition to Kitchen

Lot Size	Blk Footage	Height
	660	
Zone	Fire Zone	Type
Front	Side	Side

Description of Work to Be Done - Remarks and References
**Addition to Kitchen
AS PER PLAN**

Total Value of Work (Including Labor, Material, Wiring, Heating, Plumbing, etc) **\$ 5110.00**

PERMIT NO. **2524** PERMIT FEE \$ **17.00**

Owner OR Contractor

By **H. Foster**
(Sign)
8-27-46

BUILDING PERMIT
06/10/1947 3 Rental Units (Bungalow)

FILE: RACQUET CLUB
Frame in project for 100 Bungalow

APPLICATION FOR PERMIT
BUILDING

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

N. Indiana Ave

City: _____

Owner: *Charles Fayell*

Contractor: *H. Foster*

Permit No. _____

Architect: _____

City: _____

Use and Occupancy: *3 Rental Units*

Lot Area <i>1.1</i>	Block Percentage <i>1012</i>	Height <i>11</i>
Zone <i>1.1</i>	Use Zone <i>111</i>	Type <i>N</i>
From <i>25</i>	Side <i>10</i>	Back <i>10</i>

Description of Work to Be Done—Remarks and References
3 Rental Units
as per plan

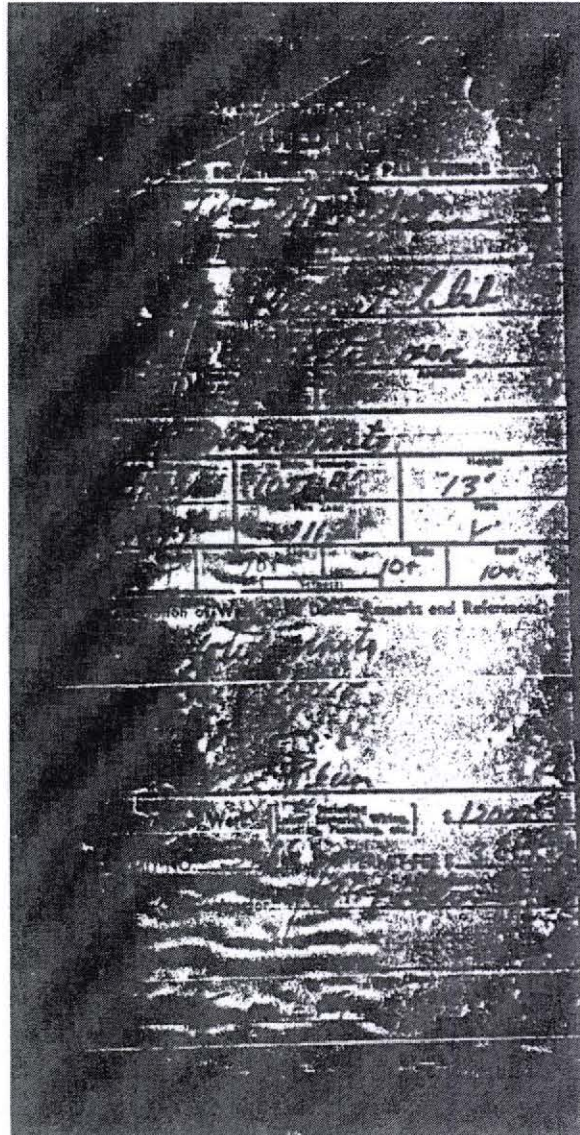
Estimated Value of Work (including Labor, Material, Wiring, Heating, Plumbing, etc.) \$ *9.00*

PERMIT NO. *2872* PERMIT FEE \$ *26.00*

Owner OR Contractor: *H. Foster*

By: _____ (Signature)
DATE: *6-10-47*

BUILDING PERMIT
05/10/1949 3 Hotel Units (Bungalow)



BUILDING PERMIT
06/29/1949 Addition to Charles Farrell Residence

MUNICIPALITY

APPLICATION FOR PERMIT
BUILDING

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location
2743 N. ...

Contractor
Charles Farrell - Residence

Contractor's License No. ...

City ...

Lot No. ... Side ... Height ...

Zone ... Fire Zone ... Type ...

Front ... Side ... Rear ...

Description of Work to Be Done—Remarks and References
Frame + ...
...
...

Total Value of Work (Including Labor, Materials, Wiring, Heating, Plumbing, etc.) \$2000.00

PERMIT NO. 2153 PERMIT FEE \$ 17

By ... (Sign)

BUILDING PERMIT
08/24/1950 Dining Room Extension

DUPLICATE
APPLICATION FOR PERMIT
BUILDING
BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location
No Indian Ave

Block _____ Tract _____
Owner
Racquet Club

Contractor
Foster & Assoc.

Contractor's License No. _____ Architect _____

City _____

Use and Occupancy
Dining Room ext. - Club

Lot Size	Block Frontage	Height
Zone		
Front	Side	Side
		Rear

Description of Work to Be Done—Remarks and References
*Frame & finish
Cover floor -
Complete Work*

Total Value of Work (Labor, Material, Wiring, Painting, Plumbing, etc.) *\$ 7,000.00*

PERMIT NO. *4452* PERMIT FEE *\$ 26.00*

Owner OR Contractor _____

By *[Signature]*
(Sign)

DATE *8-24-50*

BUILDING PERMIT

04/17/1951 4 Room Dwellings (Bungalow) by Clark and Frey

APPLICATION FOR PERMIT
BUILDING
BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location
2713 Lindero Ave

Lot Block 266-40

Whisman Hall
Contractor

John & Anselma
Architect

City Palms Springs

Use and Occupancy Dwelling

Lot Area <u>0.1111</u>	Block Footage <u>1,234 sq ft</u>	Height <u>13'</u>
Zone <u>R1</u>	Plat <u>111</u>	Type <input checked="" type="checkbox"/>
Front <u>25'</u>	Side <u>70'</u>	Back <u>104'</u>

Description of Work to Be Done: Remarks and References
4 room dwelling
2 car garage
separate unit

Total Value of Work (including Labor, Material, Wiring, Heat, etc., Plumbing, etc.) \$18,600.00

PERMIT NO. 47150 PERMIT FEE \$ 53.00

Owner OR Contractor
By [Signature]
DATE 4-17-51

BUILDING PERMIT
04/20/1951 4 Room Dwellings (Bungalow) by Clark and Frey

APPLICATION FOR PERMIT
BUILDING
BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location: 2700 N. Palm Springs

Block: _____ Tract: 3
Owner: H.H. FOSTER

Contractor: Clark and Frey

Contractor's License No. _____ Architect: Clark and Frey

City: _____

Use and Occupancy: Dwellings

Lot Size: <u>1/2 Acre</u>	Style: <u>Cottage</u>	Height: <u>15</u> feet
Front: <u>4</u>	Side: <u>3</u>	Back: <u>15</u>

Description of Work to Be Done: 4 Room Bungalow
Remarks and References: 8

Total Value of Work (Including Labor, Material, Wiring, Heating, Plumbing, etc.) \$ 2,200.00

PERMIT NO. 4928 PERMIT FEE \$ 50.00

Owner OR Contractor: H.H. Foster (Sign)

Date: 4/20/51

06/24/1968 Construct New Locker Room Building Connected to Farrell House

BUILDING PERMIT

ACCOUNT NO. 11-222

CITY OF PALM SPRINGS BUILDING PERMIT

OWNER The Racquet Club		JOB LOCATION 2762 North Palm Avenue		CONTRACTOR G. E. Cook
TRACT NO. 156	BLOCK Sec 3		DESCRIPTION OF WORK Construct new locker room bldg in conjunction with tennis courts. Frame & attach gable roof.	
LOT SIZE 1/4 acre	ZONE R-3	FIRE ZONE 3	HEIGHT 10	
SET BACKS				
FRONT	SIDE	SIDE	REAR	
Permission to construct the herein described building is hereby granted. Building to be constructed in accordance with the regulations of the City of Palm Springs. No work to be done without inspection.				
AREA 2350 sq. ft. added		THIS PERMIT MUST BEAR CITY TREASURER'S VALIDATION		
OR CONTRACTOR <i>A. X. Curran</i>		SURVING DEPT. <i>J. Best</i>		DATE 6/24/68
This is TOTAL VALUE OF WORK \$ 50,000.00 Permit Fee only.			TOTAL FEE \$ 152.50	
			# 11216	

BUILDING PERMIT

09/05/1985 Meeting Room Addition at Farrell House)

CITY OF PALM SPRINGS BUILDING PERMIT

Alta Racquet Club
090 N. ...

1243 N. ...

Meeting Room Addition at Farrell House

Subject to local health department

Farrell House - may at building

Remove old ...

Construction ...

and attached ...

in a ...

subject to local health department

Exemption of building from ...

IMPORTANT

[Signature]

[Signature]

PERMIT NUMBER **07295**

APPENDIX E

HISTORIC SURVEY

*shown
a new
commercial
category*

racquet club

SURVEY CRITERIA FOR INDIVIDUAL STRUCTURES

<u>Age</u>	<u>Points</u>																					
1872-1899	10	<table border="1" style="width: 100px; height: 100px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																				
1901-1917	8																					
1918-1929	6 <i>4</i>																					
1930-1946	4																					
1947-Present	2																					
 <u>Historical Significance</u>																						
National/State/Region ² !	8 <i>6</i>	<table border="1" style="width: 100px; height: 50px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																				
Local	1-6																					
 <u>Architectural Quality</u>																						
1. Nature of detail work		<table border="1" style="width: 100px; height: 100px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																				
2. Nature of materials																						
Unique	5																					
Excellent	4 <i>4</i>																					
Good	3																					
Fair	2																					
 <u>Frequency of Architectural Style</u>																						
1-2	5	<table border="1" style="width: 100px; height: 100px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																				
3-5	3 <i>3</i>																					
6-9	2																					
10+	1																					
 <u>Building Modification</u>																						
Original	4	<table border="1" style="width: 100px; height: 100px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																				
Minor Modification	3 <i>3</i>																					
Total Change	1																					
 <u>Neighborhood Quality</u>																						
Neighborhood = 3 or more block	4	<table border="1" style="width: 100px; height: 100px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																				
Block = 1 full block	3																					
Street = 2 facing edges	2																					
Individual = single	1																					

*non-architectural
elements are
top*

20

HISTORIC SURVEY

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

MASTER FILE HISTORIC RESOURCES DATA ENCODING SHEET

NOTE: The numbers in parentheses indicate either the number of characters (letters, numbers, punctuation marks, spaces) that may be entered or the number of lines that may be checked.

1. Ser. No. 2262-295 - _____
 City Zip (4) Form No. (1-4) Prop. No. (0-4)

USGS Quad Map No. (4) 0834

2. UTM Zone (2) Easting (6) Northing (7)
 A 11 512 100 7146 860
 B _____
 C _____
 D _____

3. Property Name:
 Common Name (30) Racquet Club
 Historic Name (40) Racquet Club
 Parcel No. (0-17) 504-330-031-2

4. Address:
2743 N. Indian
 Number (0-5) Street Name (4-20)
 Nearest Cross Street (0-20) _____
 City/Town (3-20) _____
 Zip code (5) _____
 Vicinity of City/Town (✓) _____
 County 3-letter designator (3) _____

5. Type of Ownership (1-7):
 ___ 1) unknown ___ 4) private ✓
 ___ 2) federal ___ 5) county
 ___ 3) state ___ 6) city
 ___ 7) special district

6. Present Use (1-6):
 ___ 1) unknown ___ 4) private non-comm.
 ___ 2) commercial ___ 5) public
 ✓ 3) residential ___ 6) none

7. Year of Initial Construction:
 Individual Property (4) 1935
 District (8) _____

8. Architect(s) (0-25):

 Builder(s) (0-25):

9. Year of Survey (2): 84

10. Registration Status (1):
 ___ 1) listed - date (6) 1/1 ___ 4) may become eligible
 ___ 2) determined eligible - ___ 5) eligible local listing
 year (2) _____ ___ 6) ineligible for above
 ✓ 3) appears eligible ___ 7) undetermined

11. Property Given Registration Status as (1):
 ___ 1) part of district
 ✓ 2) individual property
 ___ 3) both of above

12. NR Class Category (1):
 ___ 1) district - No. of properties (0-3) _____
 ___ 2) site
 ✓ 3) building
 ___ 4) structure
 ___ 5) object

13. Other Registration (0-9):
 ___ 1) Historic Am. Bldg. Survey ___ 6) Cal. Historical Landmark
 ___ 2) Historic Am. Eng. Rec. ___ 7) County Pt. of Hist. Interest
 ___ 3) National Hist. Landmark ___ 8) Local Listing
 ___ 4) State Historic Park ___ 9) County/Regional Park
 ___ 5) other

14. Property Attributes:
 ___ 1) unknown ___ 22) lake/river/reservoir
 ✓ 2) sing. family prop. ___ 23) ship
 ___ 3) mult. family prop. ___ 24) lighthouse
 ___ 4) ancillary bldg. ___ 25) amusement park
 ___ 5) hotel/motel ___ 26) monument/mural/gravestone
 ___ 6) comm. bldg. 1-3 st. ___ 27) folk art
 ___ 7) comm. bldg. over 3 st. ___ 28) street furniture
 ___ 8) industrial bldg. ___ 29) landscape archit.
 ___ 9) public utility bldg. ___ 30) trees/vegetation
 ___ 10) theatre ___ 31) urban open space
 ___ 11) engineering struct. ___ 32) rural open space
 ___ 12) civic auditorium ___ 33) farm/ranch
 ___ 13) cmnty entr/soc. hall ___ 34) military property
 ___ 14) government bldg. ___ 35) CCC/WPA structure
 ___ 15) educational bldg. ___ 36) ethnic minority property
 ___ 16) religious bldg. ethnic group (5-20)
 ___ 17) R/R depot
 ___ 18) train ___ 37) highway/trail
 ___ 19) bridge ___ 38) women's property
 ___ 20) canal/aqueduct ___ 40) cemetery
 ___ 21) dam ___ 39) other

15. Architectural Plans and Specifications: Yes No

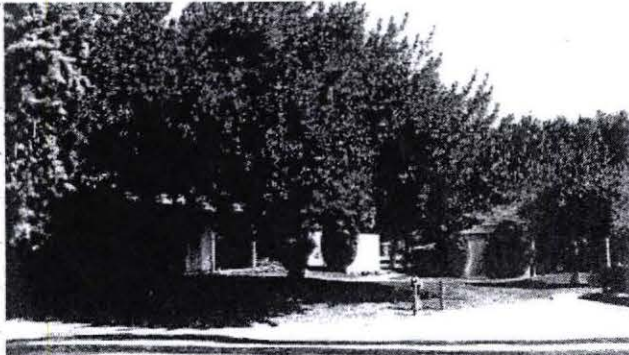
DPR 660 (Rev. 12/83)

HISTORIC SURVEY

RIVERSIDE COUNTY HISTORIC RESOURCES SURVEY

NON-ARCHITECTURAL SURVEY FORM

Address/Location: 2743 No Indian (Racquet Club)
 City/Town Area & ZIP: P.S. 92262
 Common name: CACOB TREE
 Historic name: _____
 Photo date: 4/9/84 Roll # 400 Neg # 07
 Photographer's name: J.J.C.
 Surveyor's name(s): P. [unclear]
 Survey date: 4/9/84 Survey district # 15



(15-400-07-08)

FEATURE CLASSIFICATION:

- Bridge
- Road/Route Trail
- Canal/Aqueduct
- Dam
- Lake/River/Reservoir
- Monument/Mural
- Folk Art
- Street Furniture
- Landscape Architecture
- Trees/Vegetation
- Urban Open Space
- Rural Open Space
- Farm/Ranch
- Military Property
- CCC/WPA Structures
- Ethnic Minority Property
- Engineering Structure
- Other _____

PRESENT CONDITION:

- Excellent
- Good
- Fair
- Deteriorated
- Destroyed

ALTERATIONS:

- Major Describe: been
- Minor significantly
- Unaltered ground

PRIMARY BUILDING MATERIAL:

- Wood frame
- Lng
- Adobe brick
- Brick
- Stone
- Stucco
- Concrete
- Metal
- Not Applicable
- Other _____

DESCRIPTION: _____

SURROUNDINGS:

- Open Land
- Scattered Buildings
- Densely built-up
- USE:
- Residential
- Industrial
- Commercial (hotels)
- Agricultural
- Other _____

RELATED ARCHITECTURAL FEATURES:

PRESENT USE: _____
 ORIGINAL USE: _____

SIGNIFICANCE: one of oldest
remaining trees on
R.P. of Sport - from
original development

ORAL FIELD INFO:

HISTORIC SURVEY

214 - 11. original use.

D: The Racquet Club has been built over a period of time. Some of the original vernacular wood frame cottages are now being used as employee apartments and maintenance yard. ^{they are} simply constructed with a wood frame, ~~and~~ horizontal siding, and gabled, ~~apex~~ ^{apex} sheathing roof with composition sheathing, flush windows and exposed rafters.

Some of the trees in this area are now fifty feet tall, having been planted with the original landscaping. The office and dining room are also original, although expanded. Wood frame with brick base wall and stucco finish, these buildings have gable roofs in keeping with their California Ranch House style. On the other side of the original pool from these buildings is the Charles Farrell house. Built around 1950, ~~of~~ this California Ranch House is now used for hotel activities. With wood shingled gable roof, wood frame and brick base wall, this house combines other stylistic elements as well: - corinthian door frame, brick planter boxes ~~under~~ ^{on} each side of the door and internal fireplace. Other highlights of the property include a wood frame covered foot bridge which at one point spanned water flowing from a reservoir ^{and} the Whitewater Holding tank constructed in 1930 to service not only the club but also the

HISTORIC SURVEY

~~Historic~~ ~~Merito~~ Vista, Vista Verde and Palm Spring Estates.

S: Began in 1930 by tennis enthusiasts actors Ralph Bellamy and Charles Farrell, the club began as a snack bar and two tennis courts on fifty acres purchased from Abraham Hicks. The Club became popular with members of the movie industry. The pool was built in 1935, the dining room enlarged in 1937. In 1946 35 cottages were built (designed by John Potter Clark) along Netcher's Creek.

HISTORIC SURVEY

RIVERSIDE COUNTY HISTORIC RESOURCES SURVEY

NON-ARCHITECTURAL SURVEY FORM

Address/Location: 3705 No. Moran (Racquet Club)
 City/Town Area & ZIP: PS 92267 Club
 Common name: GRASS BOMB DOWN TO THE STREET
 Historic name: _____
 Photo date: 4/9/50 Roll # 150 Neg. # 08
 Photographer's name: J. Kyle
 Surveyor's name(s): P. Young
 Survey date: 4/9/88 Survey district # 15



FEATURE CLASSIFICATION:

- Bridge
- Road/Route/Trail
- Canal/Aqueduct
- Dam
- Lake/River/Reservoir
- Monument/Mural
- Folk Art
- Street Furniture
- Landscape Architecture
- Trees/Vegetation
- Urban Open Space
- Rural Open Space
- Farm/Ranch
- Military Property
- CCC/WPA Structures
- Ethnic Minority Property
- Engineering Structure
- Other _____

PRESENT CONDITION:

- Excellent
- Good
- Fair
- Deteriorated
- Destroyed

ALTERATIONS:

- Major Describe _____
- Minor _____
- Unaltered _____

PRIMARY BUILDING MATERIAL:

- Wood frame
- Log
- Adobe brick
- Brick
- Stone
- Stucco
- Concrete
- Metal
- Not Applicable
- Other _____

DESCRIPTION: _____

SURROUNDINGS:

- Open Land
 - Scattered Buildings
 - Densely built-up
- USE:**
- Residential
 - Industrial
 - Commercial (Racquet Club)
 - Agricultural
 - Other _____

RELATED ARCHITECTURAL FEATURES: _____

PRESENT USE: _____

ORIGINAL USE: _____

SIGNIFICANCE: Historical site
racquet club
clubhouse
open area
grass

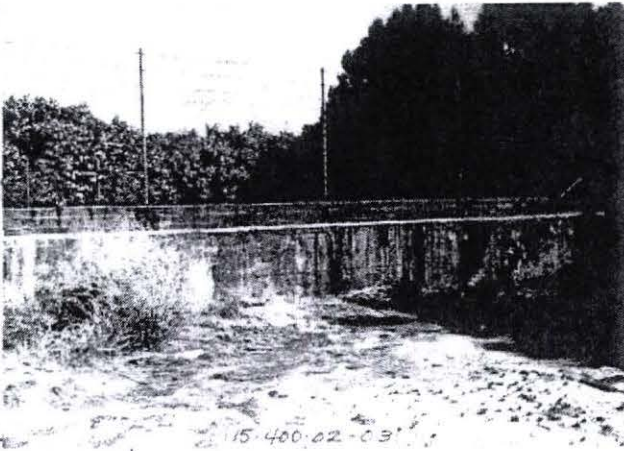
ORAL FIELD INFO: _____

HISTORIC SURVEY

RI VERSIDE COUNTY HISTORIC RESOURCES SURVEY

NON-ARCHITECTURAL SURVEY FORM

Address/Location: 2703 N. Indian
 City/Town Area & ZIP: Palm Springs
 Common name: Whitewater holding tank
 Historic name: Whitewater Reservoir
 Photo date: 4/9/84 Roll # 450 Neg # 92
 Photographer's name: J. Lyle
 Surveyor's name(s): P. Tsing
 Survey date: 4/9/84 Survey district # 15



FEATURE CLASSIFICATION

- Bridge
- Road/Route/Trail
- Canal/Aqueduct
- Dam
- Lake/River/Reservoir
- Monument/Mural
- Folk Art
- Street Furniture
- Landscape Architecture
- Trees/Vegetation
- Urban Open Space
- Rural Open Space
- Farm/Ranch
- Military Property
- CCC/WPA Structures
- Ethnic Minority Property
- Engineering Structure
- Other

PRESENT CONDITION:

- Excellent
- Good
- Fair
- Deteriorated
- Destroyed

ALTERATIONS:

- Major
- Minor
- Unaltered

Describe: changes
sewer addition

PRIMARY BUILDING MATERIAL

- Wood frame
- Log
- Adobe brick
- Brick
- Stone
- Stucco
- Concrete
- Metal
- Not Applicable
- Other

DESCRIPTION: reservoir for
1920, ATCO, Julia St. &
1st Street, built
for Las Palomas
Marino Park
Vista Road
Palm Springs, Calif.
Cultural Historical

SURROUNDINGS

- Open Land
- Scattered Buildings
- Densely built-up

USE

- Residential
- Industrial
- Commercial (Ch. 1)
- Agricultural
- Other

RELATED ARCHITECTURAL FEATURES:

gas tanks
noisy

PRESENT USE

reservoir of
water

ORIGINAL USE

SIGNIFICANCE

ORAL FIELD INFO:

HISTORIC SURVEY

RESEARCH

Researcher _____ Date: 1/1

Construction date: <u>1951-68 71-56</u> <u>77-73-83</u>	<input type="checkbox"/> Estimated <input checked="" type="checkbox"/> Factual	SOURCES:
ARCHITECT:		
BUILDER:		
ORIGINAL OWNER:		
IMPORTANT OWNERS:		
OTHER HISTORIC ASSOCIATIONS:		
IS THE STRUCTURE ... <input type="checkbox"/> On the original site? <input type="checkbox"/> Moved? <input type="checkbox"/> Unsure		Original Address: _____
IS THE PROPERTY ... <input type="checkbox"/> In public ownership? <input type="checkbox"/> In private ownership?		Parcel Number: <u>604-0-021-2</u>
PRESENT OWNER (if known): <input type="checkbox"/> same as address on front		
Name: _____ Address: _____		

OFFICE USE

Recorder _____ Date: 1/1

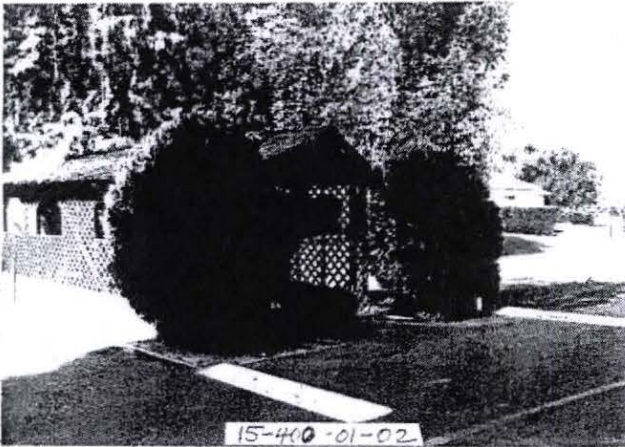
MAIN THEME: <input type="checkbox"/> Architecture <input type="checkbox"/> Arts & Leisure <input type="checkbox"/> Economic/Industrial <input type="checkbox"/> Exploration/Settlement <input type="checkbox"/> Government <input type="checkbox"/> Military <input type="checkbox"/> Religion <input type="checkbox"/> Social/Education	HISTORIC RESOURCE AND LANDMARK STATUS: <table style="width:100%;"> <tr> <td style="width:50%;"> YES NO <input type="checkbox"/> HABS <input type="checkbox"/> HAER <input type="checkbox"/> NR # _____ <input type="checkbox"/> SHL <input type="checkbox"/> Loc </td> <td style="width:50%;"> YES NO <input type="checkbox"/> Recommended by district review committee <input type="checkbox"/> Recommended by County Hist. Commission <input type="checkbox"/> Included by State Office of Hist. Presv. </td> </tr> <tr> <td colspan="2"> UTM: A _____ B _____ C _____ D _____ </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> Individual nomination <input type="checkbox"/> District nomination </td> </tr> </table>	YES NO <input type="checkbox"/> HABS <input type="checkbox"/> HAER <input type="checkbox"/> NR # _____ <input type="checkbox"/> SHL <input type="checkbox"/> Loc	YES NO <input type="checkbox"/> Recommended by district review committee <input type="checkbox"/> Recommended by County Hist. Commission <input type="checkbox"/> Included by State Office of Hist. Presv.	UTM: A _____ B _____ C _____ D _____		<input type="checkbox"/> Individual nomination <input type="checkbox"/> District nomination	
YES NO <input type="checkbox"/> HABS <input type="checkbox"/> HAER <input type="checkbox"/> NR # _____ <input type="checkbox"/> SHL <input type="checkbox"/> Loc	YES NO <input type="checkbox"/> Recommended by district review committee <input type="checkbox"/> Recommended by County Hist. Commission <input type="checkbox"/> Included by State Office of Hist. Presv.						
UTM: A _____ B _____ C _____ D _____							
<input type="checkbox"/> Individual nomination <input type="checkbox"/> District nomination							
THREATS TO SITE: <input type="checkbox"/> None known <input type="checkbox"/> Private development <input type="checkbox"/> Zoning <input type="checkbox"/> Vandalism <input type="checkbox"/> Public works project <input type="checkbox"/> Deterioration <input type="checkbox"/> Other _____	ADDITIONAL SOURCES: (books, documents, records, personal interviews; include dates) _____ _____ _____ _____						
Approx. property size (ft.) Frontage _____ Depth _____ Or approx. acreage _____							

HISTORIC SURVEY

RIVERSIDE COUNTY HISTORIC RESOURCES SURVEY

NON-ARCHITECTURAL SURVEY FORM

Address/Location: 2745 No. Indian
 City/Town Area & ZIP: Palm Springs 92262
 Common name: Racquet Club
 Historic name: Racquet Club
 Photo date: 4/9/84 Roll # 412 Neg. # 0
 Photographer's name: _____
 Surveyor's name(s): J. Ash
 Survey date: 11/1/82 Survey district # 15



- FEATURE CLASSIFICATION
- Bridge (foot)
 - Road/Route/Trail
 - Canal/Aqueduct
 - Dam
 - Lake/River/Reservoir
 - Monument/Mural
 - Folk Art
 - Street Furniture
 - Landscape Architecture
 - Trees/Vegetation
 - Urban Open Space
 - Rural Open Space
 - Farm/Ranch
 - Military Property
 - CCC/WPA Structures
 - Ethnic Minority Property
 - Engineering Structure
 - Other _____

- PRESENT CONDITION:
- Excellent
 - Good
 - Fair
 - Deteriorated
 - Destroyed

- ALTERATIONS:
- Major Describe: _____
 - Minor _____
 - Unaltered _____

- PRIMARY BUILDING MATERIAL:
- Wood frame
 - Log
 - Adobe brick
 - Brick
 - Stone
 - Stucco
 - Concrete
 - Metal
 - Not Applicable
 - Other _____

DESCRIPTION: Foot bridge over...
...with...
...made of...
...wood...
...with...

- SURROUNDINGS:
- Open Land
 - Scattered Buildings
 - Densely built-up
- USE:
- Residential
 - Industrial
 - Commercial (Footbridge)
 - Agricultural
 - Other _____

RELATED ARCHITECTURAL FEATURES: _____

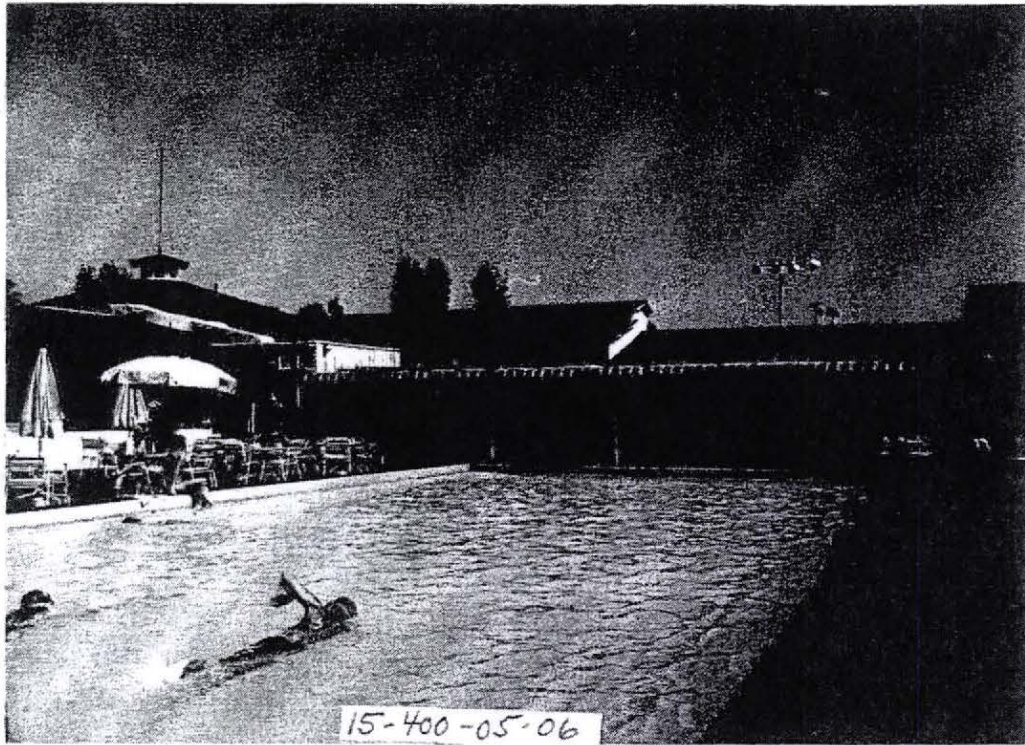
PRESENT USE: Footbridge

ORIGINAL USE: Footbridge

SIGNIFICANCE: Historic site of...
...built in 1930s...
...part of...

ORAL FIELD INFO: _____

HISTORIC SURVEY

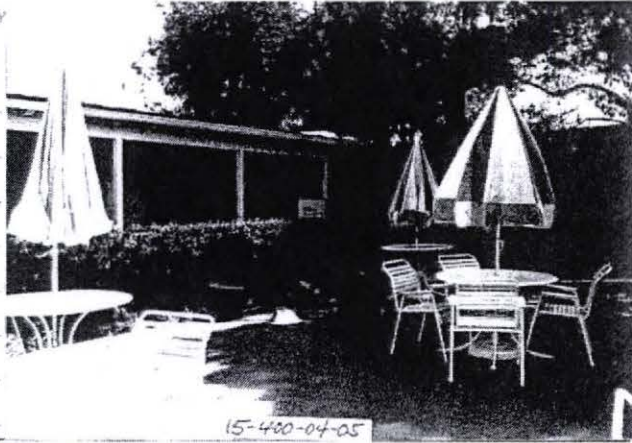


HISTORIC SURVEY

RIVERSIDE COUNTY HISTORIC RESOURCES SURVEY

ARCHITECTURAL SURVEY FORM

Address/Location: 2743 N. Anderson Ave.
 City/Town Area & ZIP: Palm Springs
 Common name: Racquet Club
 Historic name: Racquet Club
 Photo date: 4-19-85 Roll # 700 Neg. # 04-15
 Photographer's name: J. Yule
 Surveyor's name(s): P. Young
 Survey date: 4-19-85 Survey district # 15



- ARCHITECTURAL STYLE:
(dates are a loose guide)
- Vernacular Adobe 1800-1950
 - Vernacular Wood Frame 1850-1950
 - Vernacular Brick 1850-1960
 - Vernacular Ranch House 1850-1950
 - Vernacular (other) 1850-1950
 - Gothic Revival 1850-1910
 - Italianate 1890-1880
 - French Second Empire 1860-1890
 - Eastlake 1870-1890
 - Victorian (mixed style) 1870-1900
 - Colonial Revival 1870-1920
 - Queen Anne 1880-1900
 - Classical Revival 1890-1920
 - Mission Revival 1890-1920
 - Craftsman Bungalow 1895-1920
 - Bungalow 1895-1930
 - Prairie Style 1905-1930
 - Pueblo Revival 1905-1940
 - Egyptian Revival 1915-1940
 - Mediterranean/Spanish Rv. 1915-1940
 - Provincial Revival 1915-1940
 - Tudor Revival 1915-1940
 - Moderne/Art Deco 1920-1940
 - International Style 1925-1950
 - California Ranch House Post-1945
 - Commercial
 - Other:

- ROOF TYPE:
- Gable
 - Hip
 - Half-Hipped
 - Gambrel
 - Flat
 - Mansard
 - Hipped Gable
 - Shed
 - Other

- PRESENT CONDITION:
- Excellent
 - Good
 - Fair
 - Deteriorated
 - Destroyed
- ALTERATIONS:
- Major
 - Minor
 - Unaltered
- Describe: has been greatly expanded as has dining room
has expanded from 100 to 200
- RELATED FEATURES:
- Barn
 - Carriage house
 - Garage
 - Shed
 - Outhouse
 - Windmill
 - Water tower
 - Tankhouse
 - Hitching post
 - Fence
 - Wall
 - Unusual curb
 - Unusual sidewalk
 - Formal gardens
 - Unusual trees/plants
 - Expensive lawns
 - Other
- PRESENT USE: racquet club
 ORIGINAL USE: racquet club

SIGNIFICANT DECORATIVE ELEMENTS (describe):

 TALKED TO RESIDENT: Name _____
 Address/info _____

- PRIMARY BUILDING MATERIAL:
- Wood frame
 - Log
 - Adobe brick
 - Brick
 - Stone
 - Stucco
 - Concrete
 - Metal
 - Other

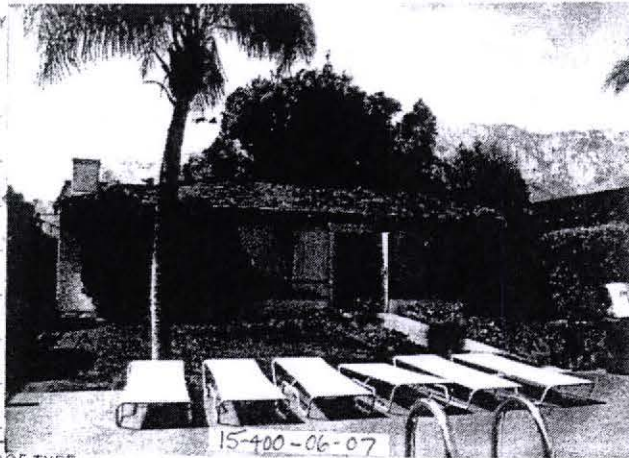
- SURROUNDINGS:
- Open Land
 - Scattered Buildings
 - Densely built-up
- USE:
- Residential
 - Industrial
 - Commercial
 - Agricultural
 - Other

HISTORIC SURVEY

RIVERSIDE COUNTY HISTORIC RESOURCES SURVEY

ARCHITECTURAL SURVEY FORM

Address/Location: 2743 N Indian Ave
 City/Town Area & ZIP: Palm Springs
 Common name: Racquet Club - Tennis Courts
 Historic name: Charles F. Hall
 Photo date: 4-17-84 Roll # 400 Neg. # 06
 Photographer's name: J. Lytle
 Surveyor's name(s): P. Young
 Survey date: 4-17-84 Survey district # 15



ARCHITECTURAL STYLE (dates are a loose guide)

- Vernacular Adobe 1800-1950
- Vernacular Wood Frame 1850-1950
- Vernacular Brick 1850-1950
- Vernacular Ranch House 1850-1950
- Vernacular (other) 1850-1950
- Gothic Revival 1850-1910
- Italianate 1860-1880
- French Second Empire 1860-1890
- Eastlake 1870-1890
- Victorian (mixed style) 1870-1900
- Colonial Revival 1870-1920
- Queen Anne 1880-1900
- Classical Revival 1890-1920
- Mission Revival 1890-1920
- Craftsman Bungalow 1895-1920
- Bungalow 1895-1930
- Prairie Style 1905-1920
- Pueblo Revival 1905-1940
- Egyptian Revival 1915-1940
- Mediterranean/Spanish Rv. 1915-1940
- Provincial Revival 1915-1940
- Tudor Revival 1915-1940
- Moderne/Art Deco 1920-1940
- International Style 1925-1950
- California Ranch House Post-1945
- Commercial
- Other

ROOF TYPE

- Gable
- Hip
- Half-Hipped
- Gambrel
- Flat
- Mansard
- Gabled
- Hipped Gable
- Shed
- Other

PRESENT CONDITION

- Excellent
- Good
- Fair
- Deteriorated
- Destroyed

ALTERATIONS:

- Major
- Minor
- Unaltered

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

PRESENT USE:

Hotel services/office

ORIGINAL USE:

tennis courts

SIGNIFICANT DECORATIVE ELEMENTS (describe)

Decorative tile roof
Low profile modern design
Use of concrete

PRIMARY BUILDING MATERIAL:

- Wood frame
- Log
- Adobe brick
- Brick
- Stone
- Stucco
- Concrete
- Metal
- Other

SURROUNDINGS:

- Open Land
- Scattered Buildings
- Densely built-up
- Residential
- Industrial
- Commercial
- Agricultural
- Other

TALKED TO RESIDENT, Name:

James R. ...

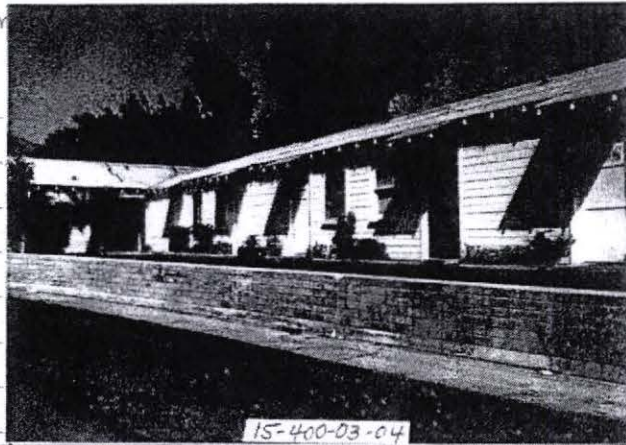
Address/info:

...

HISTORIC SURVEY

10 RIVERSIDE COUNTY HISTORIC RESOURCES SURVEY
ARCHITECTURAL SURVEY FORM

Address/Location: 2743 N. Indios
 City/Town Area & ZIP: Palm Springs
 Common name: Racquet Club
 Historic name: Racquet Club
 Photo date: 4/19/03 Roll # 100 Neg # 50
 Photographer's name: J. L. Lutz
 Surveyor's name(s): P. Ash
 Survey date: 4/19/03 Survey district # 15



ARCHITECTURAL STYLE
 (dates are a loose guide)

<input type="checkbox"/>	Vernacular Adobe	1800-1950
<input checked="" type="checkbox"/>	Vernacular Wood Frame	1850-1950
<input type="checkbox"/>	Vernacular Brick	1850-1950
<input type="checkbox"/>	Vernacular Ranch House	1850-1950
<input type="checkbox"/>	Vernacular (other)	1850-1950
<input type="checkbox"/>	Gothic Revival	1850-1910
<input type="checkbox"/>	Italianate	1860-1880
<input type="checkbox"/>	French Second Empire	1860-1890
<input type="checkbox"/>	Eastlake	1870-1890
<input type="checkbox"/>	Victorian (mixed style)	1870-1900
<input type="checkbox"/>	Colonial Revival	1870-1920
<input type="checkbox"/>	Queen Anne	1880-1900
<input type="checkbox"/>	Classical Revival	1890-1920
<input type="checkbox"/>	Mission Revival	1890-1920
<input type="checkbox"/>	Craftsman Bungalow	1895-1920
<input type="checkbox"/>	Bungalow	1895-1930
<input type="checkbox"/>	Prairie Style	1905-1930
<input type="checkbox"/>	Pueblo Revival	1905-1940
<input type="checkbox"/>	Egyptian Revival	1915-1940
<input type="checkbox"/>	Mediterranean/Spanish Rv.	1915-1940
<input type="checkbox"/>	Provincial Revival	1915-1940
<input type="checkbox"/>	Tudor Revival	1915-1940
<input type="checkbox"/>	Moderne/Art Deco	1920-1940
<input type="checkbox"/>	International Style	1925-1950
<input type="checkbox"/>	California Ranch House	Post-1945
<input checked="" type="checkbox"/>	Commercial	
<input checked="" type="checkbox"/>	Other: <u>racquet club</u>	

ROOF TYPE:

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Hip	<input type="checkbox"/> Half-Hipped	<input type="checkbox"/> Gambrel	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Hipped Gable	<input type="checkbox"/> Shed	<input type="checkbox"/> Other
---	------------------------------	--------------------------------------	----------------------------------	-------------------------------	----------------------------------	---------------------------------------	-------------------------------	--------------------------------

<p>PRESENT CONDITION:</p> <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Destroyed	<p>ALTERATIONS:</p> <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> Unaltered Describe: <u>Small</u>	<p>RELATED FEATURES:</p> <input type="checkbox"/> Barn <input type="checkbox"/> Carriage house <input type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Outhouse <input type="checkbox"/> Windmill <input type="checkbox"/> Water tower <input type="checkbox"/> Tankhouse <input type="checkbox"/> Hitching post <input type="checkbox"/> Fence <input type="checkbox"/> Wall <input type="checkbox"/> Unusual curb <input type="checkbox"/> Unusual sidewalk <input type="checkbox"/> Formal gardens <input checked="" type="checkbox"/> Unusual trees <input type="checkbox"/> Expansive lawns <input type="checkbox"/> Other
---	--	---

SIGNIFICANT DECORATIVE ELEMENTS (describe):
Stucco
Arched windows

TALKED TO RESIDENT: Name: ...
 Address: ...

PRIMARY BUILDING MATERIAL:

<input checked="" type="checkbox"/>	Wood frame
<input type="checkbox"/>	Log
<input type="checkbox"/>	Adobe brick
<input type="checkbox"/>	Brick
<input type="checkbox"/>	Stone
<input type="checkbox"/>	Stucco
<input type="checkbox"/>	Concrete
<input type="checkbox"/>	Metal
<input type="checkbox"/>	Other

SURROUNDINGS:

<input type="checkbox"/>	Open Land
<input type="checkbox"/>	Scattered Buildings
<input type="checkbox"/>	Densely built-up
<input checked="" type="checkbox"/>	USE: Residential
<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Agricultural
<input type="checkbox"/>	Other

HISTORIC SURVEY

RESEARCH

Researcher _____

Date 1/1

Construction date: <u>12-7-35</u>	<input type="checkbox"/> Estimated <input type="checkbox"/> Factual	SOURCES: <u>G.R.</u>
ARCHITECT:		
BUILDER:		
ORIGINAL OWNER:		
IMPORTANT OWNERS: <u>Spencer Tracy cottage?</u>		
OTHER HISTORIC ASSOCIATIONS:		
IS THE STRUCTURE... <input type="checkbox"/> On the original site? <input type="checkbox"/> Moved? <input type="checkbox"/> Unsure		Original Address: _____
IS THE PROPERTY... <input type="checkbox"/> In public ownership? <input type="checkbox"/> In private ownership?		Parcel Number: <u>509-39-01-2</u>
PRESENT OWNER (if known): <input type="checkbox"/> same as address on front		
Name: _____		Address: _____

OFFICE USE

Recorder _____

Date 1/1

<p>MAIN THEME</p> <input type="checkbox"/> Architecture <input type="checkbox"/> Arts & Leisure <input checked="" type="checkbox"/> Economic/Industrial <input type="checkbox"/> Exploration/Settlement <input type="checkbox"/> Government <input type="checkbox"/> Military <input type="checkbox"/> Religion <input type="checkbox"/> Social/Education	<p>HISTORIC RESOURCE AND LANDMARK STATUS:</p> <table border="0"> <tr> <td>YES NO</td> <td>HABS</td> <td>YES NO</td> <td>Recommended by district review committee</td> </tr> <tr> <td></td> <td>HAER</td> <td><input checked="" type="checkbox"/></td> <td>Recommended by County Hist. Commission</td> </tr> <tr> <td></td> <td>NR # _____</td> <td><input type="checkbox"/></td> <td>Included by State Office of Hist. Presv.</td> </tr> <tr> <td></td> <td>SHL</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Loc</td> <td></td> <td></td> </tr> </table> <p>UTM: A <u>509-39-01-2</u> B _____ C _____ D _____</p> <input type="checkbox"/> Individual nomination <input type="checkbox"/> District nomination	YES NO	HABS	YES NO	Recommended by district review committee		HAER	<input checked="" type="checkbox"/>	Recommended by County Hist. Commission		NR # _____	<input type="checkbox"/>	Included by State Office of Hist. Presv.		SHL				Loc		
YES NO	HABS	YES NO	Recommended by district review committee																		
	HAER	<input checked="" type="checkbox"/>	Recommended by County Hist. Commission																		
	NR # _____	<input type="checkbox"/>	Included by State Office of Hist. Presv.																		
	SHL																				
	Loc																				
<p>TREATS TO SITE:</p> <input checked="" type="checkbox"/> None known <input type="checkbox"/> Private development <input type="checkbox"/> Zoning <input type="checkbox"/> Vandalism <input type="checkbox"/> Public works project <input type="checkbox"/> Deterioration <input type="checkbox"/> Other _____	<p>ADDITIONAL SOURCES: (books, documents, records, personal interviews; include dates)</p> <hr/> <hr/> <hr/>																				
<p>Approx. property size (ft.)</p> <p>Frontage _____ Depth _____</p> <p>Or approx. acreage _____</p>																					