

Appendix C & D: Survey Findings

OVERVIEW

The survey findings summarized here and included in the Access-based database prepared as part of this project include:

- Updated evaluations for properties that were listed in the 2014 City Historic Resources Database.
- Identification of additional properties that appear eligible for listing at the federal, state, or local levels based on the contexts and themes developed in the historic context statement; many of these are not visible from the public right-of-way, but are flagged for their potential significance pending an evaluation of historic integrity.
- Identification of potential historic districts.
- Identification of potential planning districts, which do not retain sufficient integrity for historic designation, but which may warrant special consideration in the local planning process.

The field team conducted a reconnaissance or “windshield” survey of the entire city; however, in general only those properties that appear eligible for historic designation were documented in the database. All properties and neighborhoods that were documented as part of this project were observed and photographed from the public right-of-way. A considerable obstacle in Palm Springs is that many potentially significant properties are not visible from the street. Those properties that are not fully visible, but for which there is a known historic association, were documented in the database with all available information. There are several significant subdivisions and neighborhoods, including Southridge Estates and Smoke Tree Ranch, which are not included in the survey findings as those neighborhoods are not accessible to the public. Those areas should be included in future studies, if possible.

California Historical Resources Status Codes

Each property has been assigned the appropriate California Historical Resource Status Codes (“Status Code”) in the database. These codes are used by the California State Office of Historic Preservation to reflect designations or eligibility for the National Register of Historic Places, the California Register of Historical Resources, and for local designation.

A list of all status codes established by the California Office of Historic Preservation is included below. In general, the status codes applied by HRG in this survey are as follows:

- **1S:** Individual property listed in National Register (NR) by the Keeper. Listed in the California Register (CR).
- **2S:** Individual property determined eligible for the NR by the Keeper. Listed in the CR.
- **3S:** Appears eligible for NR as an individual property through survey evaluation.

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

- **3D:** Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- **3B:** Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- **3CS:** Appears eligible for CR as an individual property through survey evaluation.
- **3CD:** Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- **3CB:** Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- **5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.
- **5D3:** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- **5B:** Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
- **6L:** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- **6Z:** Found ineligible for local designation through survey evaluation.
- **7R:** Identified in reconnaissance level survey: not evaluated. (This was used for properties that are not visible from the public right-of-way and therefore need additional information in order to complete the evaluation.)

INDIVIDUALLY SIGNIFICANT PROPERTIES

The list of properties evaluated as individually eligible for historic landmark designation is representative of all periods of development in Palm Springs, but is largely composed of residential buildings constructed between the 1930s and 1969. These include intact examples of early residences that are scattered throughout pre-World War II subdivisions in the city, along with notable examples of early- and mid-20th century architectural styles, many of which were designed by prominent local architects.

Commercial properties found individually eligible for historic landmark designation represent a range development periods, building types, and architectural styles. These properties document the growth of the tourism industry in the region, as well as local businesses serving the commercial needs of the community. Many of the earliest extant commercial properties are clustered in the City's central business district; many of the prominent early examples have already been designated individually or as part of the Las Palmas Business Historic District. Properties developed along the commercial corridor created by Palm Canyon and Indian Canyon Drives, including a number of roadside lodging properties, represent the increasing importance of automobile travel during the 20th century. A small number of civic or institutional properties from both the pre- and post-World War II periods were also found to be individually eligible for historic designation.

A list of individual properties that were evaluated as part of this survey (and are therefore documented in the database) is included in the list in Appendix C.

HISTORIC AND PLANNING DISTRICTS

The survey identified nine potential historic districts that meet the registration requirements for listing at the federal, state, or local levels. For each district, individual properties were evaluated as contributors or non-contributors based on whether they were constructed during the period of significance, and whether they retain sufficient historic integrity to convey their significance as part of the district. The identified historic districts are:

1. Caballeros Estates
2. Deep Well Ranch
3. El Rancho Vista
4. Las Palmas Summit
5. Racquet Club Road Estates
6. Sunmor / Enchanted Homes
7. Twin Palms
8. Vista Las Palmas
9. Vista Santa Rosa

In addition, there are four pre-World War II subdivisions that do not retain sufficient integrity for designation as historic districts but represent an early period of the city's residential development and contain important features that should be considered for local planning purposes. For these potential planning districts, standard practice is not to identify contributors and non-contributors; instead, the overall character of the neighborhood and any important planning features are described for future consideration. The identified planning districts are:

1. Indian Trail
2. Las Palmas Estates
3. Merito Vista
4. Movie Colony

Documentation of the potential historic and planning districts is included in Appendix D.

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.