

Caballeros Estates

NAME	Caballeros Estates Historic District
ANALYSIS	20 total properties; 16 contributors; 80% contributing
STATUS CODE	5S3
BOUNDARY DESCRIPTION	Tamarisk Road on the north, 555 N. Avenida Caballeros on the south, Avenida Caballeros to the east, and Camino Real and Phillips Road to the west. The boundary represents the most intact and cohesive portion of the subdivision.
PHYSICAL DESCRIPTION	Caballeros Estates is a small and intact collection of one-story, single-family residences oriented around a cul-de-sac. All of the residences in the district are Mid-century Modern in style, and the neighborhood has a strong sense of time and place and visual continuity. Streets feature mature trees, including several varieties of palm.
PERIOD OF SIGNIFICANCE	1960-1963
APPLICABLE CRITERIA	Local Criterion 4,5 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs (1945-1969)
THEME	Mid-century Modern Architecture
STATEMENT OF SIGNIFICANCE	The Caballeros Estates Historic District is eligible for designation as a local historic district. It is significant as an excellent collection of Mid-century Modern single-family residential architecture. The model homes and most of the residences in the district were designed by the important local architectural firm of Wexler & Harrison for prominent development Roy Fey.
DEVELOPMENT HISTORY	Roy Fey, one of Palm Springs' most prolific developers and builders, established the custom-designed Caballeros Estates (1959, Wexler & Harrison). The 1959 <i>Desert Sun</i> ad for the opening of the development described "27 individually styled homes" and featured Wexler & Harrison by name. ¹ Among the speculative houses they designed for Fey in the Caballeros Estates tract in 1960 are 615, 681, and 755 Avenida Caballeros; and 620 and 641 N. Camino Real. ²

¹ "Caballeros Estates Ad," *Desert Sun*, December 18, 1959, 4B.

² Lauren Weiss Bricker and Sydney Williams, *Steel and Shade: The Architecture of Donald Wexler* (Palm Springs Art Museum, 2011), 123.



890 Granvia Valmonte



681 Avenida Caballeros



755 Avenida Caballeros



989 Tamarisk Rd.



615 Avenida Caballeros

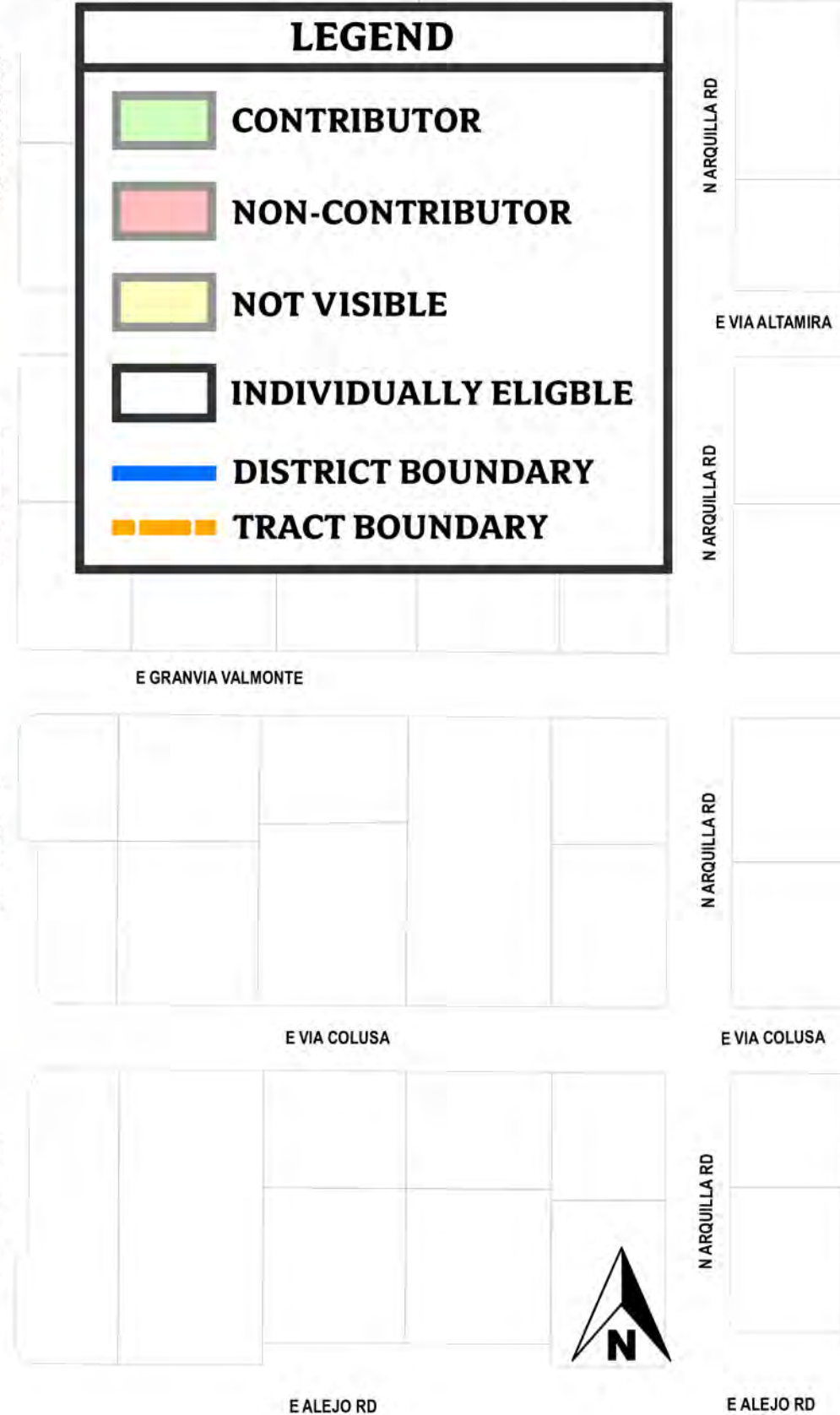


640 Phillips Rd.

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Notes	Status Code
569		AVENIDA CABALLEROS		1960		Mid-Century Modern	Contributor		5D3
615		AVENIDA CABALLEROS		1961	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
639		AVENIDA CABALLEROS		1960		Mid-Century Modern	Non-contributor		6Z
681		AVENIDA CABALLEROS		1960	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
721		AVENIDA CABALLEROS		1959	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
755	N	AVENIDA CABALLEROS		1960	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
555		AVENIDA CABALLEROS		1961		Mid-Century Modern	Contributor		5D3
572	N	CAMINO REAL		1963		Ranch	Contributor	The original owners were from Hawaii, which inspired the Hawaiian design elements. In 1965, the propert was purchased by Robert Paine (Desert Sun, 4/29/65). Paine became known as "Aloha Bob Paine." He was one of the prime salesmen for The Alexander Company.	5D3
620	N	CAMINO REAL		1961	Wexler & Harrison	Mid-Century Modern	Not Visible		7R
640	N	CAMINO REAL		1961		Mid-Century Modern	Contributor		5D3
641	N	CAMINO REAL		1960	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
690	N	CAMINO REAL		1960		Mid-Century Modern	Contributor		5D3
695	N	CAMINO REAL		1969		Mid-Century Modern	Contributor		5D3
800		GRANVIA VALMONTE		1963	McNaughton , James	Mid-Century Modern/New Formalist	Contributor		5D3
890		GRANVIA VALMONTE		1961		Mid-Century Modern	Contributor		5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Notes	Status Code
933		GRANVIA VALMONTE		1960		Mid-Century Modern	Contributor		5D3
987		GRANVIA VALMONTE		1960		Mid-Century Modern	Non-contributor		6Z
640		PHILLIPS	RD	1961	Wexler & Harrison	Mid-Century Modern	Contributor		5D3
650		PHILLIPS	RD	1962		Ranch	Non-contributor		6Z
989		TAMARISK	RD	1959	Wexler & Harrison	Mid-Century Modern	Contributor		5D3

Caballeros Estates



Deep Well Ranch

DISTRICT NAME	Deep Well Ranch Estates Historic District
ANALYSIS	209 total properties; 102 contributors; 49% contributing
STATUS CODE	5S3
BOUNDARY DESCRIPTION	Mesquite Avenue to the north, the east side of Sagebrush Road to the east, the south side of Deep Well Road to the south, and the west side of Manzanita Avenue to the west, with extensions along Cactus Road and Palomino Road. The boundary represents the original tract boundary.
PHYSICAL DESCRIPTION	The district is composed of one-story, single-family residences. There are several custom-designed homes by significant architects, along with simplified Ranch-style tract homes. District features include sidewalks on some streets and mature palm trees. Setbacks are generally shallow, and many properties have fences and high hedges as a result.
PERIOD OF SIGNIFICANCE	1951-1969
APPLICABLE CRITERIA	Local Criterion 3 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs: 1945-1969
THEME	Post-World War II Single-Family Residential Development
SIGNIFICANCE	The Deep Well Ranch Estates Historic District is eligible for designation as a local historic district. It is significant for its association with residential development in the City of Palm Springs in the postwar era, representing a significant period of growth in the city. Significant individual works or architecture designed by prominent architects have been identified as individually eligible.
DEVELOPMENT HISTORY	<p>Deep Well Ranch Estates (also known as Deep Well Estates, Deep Well Colony Estates, or Deepwell Ranch Estates) had its origins in the Deep Well Ranch and guest ranch.¹ After unsuccessful farming efforts in the early 20th century by two previous owners, Henry Parsons (a scientist and authority on rubber) purchased the property in 1926. He drilled a well and found water close to the surface. After drilling further, he found water again at 630 feet, and the property became known as Deep Well Ranch.²</p> <p>In 1928, Pearson sold the Ranch to Charles Doyle, who converted an old apricot shed and ranch house to guest accommodations and called it Deep Well Guest Ranch. In 1929, Doyle sold the property to Major and Mrs. Everett and Everett's brother-in-law, Carol Smith. They significantly improved the property when, in 1930, they engaged architect Paul R. Williams (1894-1980) to design hacienda-type buildings around patios.³ In fall of 1931, Frank and Melba Bennett of Beverly Hills bought the property along with</p>

¹ Deep Well as a dude ranch is discussed in the Commercial Development context.

² Mabel Bennett, "Story of Deepwell," *Palm Springs Villager*, February 1952, no page. <http://www.ourdeepwell.com/index.php/about-deno/your-neighborhood/history/18-history/28-deno-palm-springs-villager?showall=1> (accessed January 2015).

³ Bennett, "Story of Deepwell."

	<p>Phil Boyd (a local banker and first mayor of Palm Springs), and operated the guest ranch for sixteen years.</p> <p>By 1951, residential subdivisions were beginning to encroach on the land around the Deep Well Guest Ranch, and it became clear that there was money to be made in real estate. William Grant, a local builder for the Rancho Royale, Sun View Estates (immediately adjacent to Deep Well Ranch Estates just east of Sagebrush Road), and Thunderbird Ranch and Country Club developments, purchased a significant portion of Deep Well Ranch and subdivided it for a custom-home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. The earliest unit was developed by Grant; however, subsequent units were developed in conjunction with Harry A. Dart and his wife Gladys M. Dart of Dart Properties. Properties south of Mesquite Avenue were subdivided in 1952, and the majority of the area was subdivided by 1953. In June of 1963, the remaining 22-acre Deep Well Guest Ranch was sold to a Los Angeles syndicate with the intent to make it “an exclusive sportsman’s club.”⁴ In 1969, the former guest ranch property was transformed into condominiums by another developer.</p> <p>According to an article in the <i>Villager</i>, “One enters from the Palm Springs-Indio Highway over a beautiful new divided roadway, landscaped and decorated at the attractive entrance.”⁵ Grant formed an architectural review committee for Deep Well Ranch Estates that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles.</p> <p>Architect Hugh Kaptur remembers designing several homes in the Deep Well Ranch Estates prior to becoming a licensed architect.⁶ Deep Well homes by E. Stewart Williams include the 1958 Theodore Sutter House at 1207 S. Calle De Maria (with interiors by Arthur Elrod); and the Leo Koerner Residence (1955) at 1275 S. Calle Maria.⁷ Wexler & Harrison built a residence at 1344 S. Calle De Maria, and the William Bogess House at 1366 S. Calle de Maria (with interiors by Arthur Elrod). Designer and builder A. Belden Crist built himself a home at 1366 S. Paseo de Marcia (1958), and Michael Black designed a residence at 1430 S. Calle De Maria (1967). Stan Sackley designed several residences in Deep Well, including 1131 S. Driftwood Drive (1955); 1475 S. Paseo De Marcia (1955); and the James M. Hollowell Residence at 1325 Sagebrush Road (1965), which was featured in <i>Playboy</i> magazine as a “Playboy Pad.”</p> <p>Deep Well Ranch Estates tended to attract postwar professionals and newly retired industrialists. Examples include the residences of retired Innes Shoe Corporation executive</p>
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⁴ “Palm Springs Ranch Sold,” *Los Angeles Times*, June 16, 1963, N7.

⁵ Bennett, “Story of Deepwell (sic).”

⁶ ModernismWeek.com, <http://www.modernismweek.com/hugh-kaptur-from-mid-century-to-our-century-part-one/> (accessed January 2015).

⁷ “Farewell Party Honors Koerners,” *Desert Sun*, April 7, 1955.

	<p>Nat Burkett, who lived at 1346 S. Paseo de Marcia in 1958; Edward Kadlac, a retired executive from Du Pont Corporation, at 1411 S. Paseo De Marcia; and Abe L. Levin, a retired food executive, who lived at 1076 Deepwell Road in the 1960s. A significant number of local developers, realtors, and contractors lived in the neighborhood as well, including Leo Baker, Paul Keil, Herman C. Newman, and W.G. Hercules. Mr. and Mrs. Roy Fey lived at 1120 S. Calle de Maria. A large number of local hoteliers also resided at Deep Well. Deep Well residences were the focal point of an active social scene in the postwar period – the frequent sites of parties and charity events hosted by the socially prominent wives of Deep Well residents.</p> <p>During the mid-1960s, film comedian Jerry Lewis lived at 1349 Sagebrush Road. In 1967 Oscar-winning actor William Holden established his permanent residence at 1323 S. Driftwood Drive. Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances. Noted television actor/producer Jack Webb lived at 1255 S. Manzanita Avenue next door to his first wife, actress Julie London at 1297 S. Manzanita Avenue.⁸</p>
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⁸ Howard Johns, *Palm Springs Confidential* (Barridade Books, Fort Lee, NJ, 2004), 213-216. Other famous residents reportedly include Michael Todd and Elizabeth Taylor at 1315 Manzanita.



1323 Driftwood Dr.



1170 E Cactus Rd.



1441 Driftwood Dr.



1207 W. Calle de Maria



1275 W. Calle de Maria



1410 Paseo de Marcia



1515 Paseo de Marcia



1401 Sagebrush Rd.

Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1104		CACTUS	RD	1962		Mid-century Modern	Non-contributor		6Z
1105		CACTUS	RD	1957		Ranch	Not Visible		7R
1110		CACTUS	RD	1957		Not visible	Not Visible		7R
1111		CACTUS	RD	1956		Mid-century Modern	Contributor	May be the work of Wexler & Harrison; unconfirmed.	5D3
1125		CACTUS	RD	1956		Mid-century Modern	Contributor		5D3
1138		CACTUS	RD	1956		Not visible	Not Visible		7R
1155		CACTUS	RD	1959		Mid-century Modern	Contributor		5D3
1156		CACTUS	RD	1958		Mid-century Modern	Non-contributor		6Z
1168		CACTUS	RD	1963		Mid-century Modern	Contributor		5D3
1170		CACTUS	RD	1956		Mid-century Modern	Contributor		5D3
1175		CACTUS	RD	1954		Mid-century Modern	Non-contributor		6Z
1189		CACTUS	RD	1961		Mid-century Modern	Contributor		5D3
1195		CACTUS	RD	1956		Mid-century Modern	Contributor		5D3
1120	E	CACTUS	RD	1961		Mid-century Modern	Non-contributor		6Z
1010		CALLE DE MARIA		1956		Mid-century Modern	Contributor		5D3
1033		CALLE DE MARIA		1957		Mid-century Modern	Contributor		5D3
1055		CALLE DE MARIA		1956		Mid-century Modern	Contributor	In 1958, home of Nat Burkett, prominent Democrat and retired executive Innes Shoe Corporation.	5D3
1075		CALLE DE MARIA		1954		No style	Non-contributor		6Z

Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1090		CALLE DE MARIA		1954		Mid-century Modern	Contributor		5D3
1107		CALLE DE MARIA		1955		Mid-century Modern	Not Visible		7R
1111		CALLE DE MARIA		1955		Mid-century Modern	Contributor		5D3
1120		CALLE DE MARIA		1953		Mid-century Modern	Non-contributor	Home to Roy Fey and his wife.	6Z
1136		CALLE DE MARIA		1965		Mid-century Modern	Non-contributor		6Z
1177		CALLE DE MARIA		1970		Late Modern	Non-contributor		6Z
1190		CALLE DE MARIA		1966		Mid-century Modern	Contributor		5D3
1400		CALLE DE MARIA		1935	Clark, John Porter	Not visible	Not Visible		7R
1430		CALLE DE MARIA		1967	Black, Michael	Mid-century Modern	Not Visible		7R
1432		CALLE DE MARIA		1956		Mid-century Modern	Non-contributor		6Z
1485		CALLE DE MARIA		1956		Mid-century Modern	Contributor		5D3
1492		CALLE DE MARIA		1957		Mid-century Modern	Contributor		5D3
1520		CALLE DE MARIA		1957		Mid-century Modern	Contributor		5D3
1525		CALLE DE MARIA		2008		Other	Non-contributor		6Z
1570		CALLE DE MARIA		1954		Mid-century Modern	Contributor		5D3
1050	S	CALLE DE MARIA		1955		Mid-century Modern	Contributor		5D3
1345	S	CALLE DE MARIA		1960		Ranch	Contributor		5D3
1369	S	CALLE DE MARIA		1959		Mid-century Modern	Non-contributor		6Z
1455	S	CALLE DE MARIA		1956		No style	Non-contributor		6Z
1207	W	CALLE DE MARIA		1958	Williams, E. Stewart; Arthur Elrod (interiors)	Mid-century Modern	Contributor	Designed for Theodore Sutter by E. Stewart Williams, with interiors by Arthur Elrod.	5B

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NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1208	W	CALLE DE MARIA		1959		Mid-century Modern	Not Visible		7R
1230	W	CALLE DE MARIA		1959		Mid-century Modern	Contributor		5D3
1275	W	CALLE DE MARIA		1955	Williams, E. Stewart	Mid-century Modern	Contributor		5B
1320	W	CALLE DE MARIA		1958		Mid-century Modern	Not Visible		7R
1344	W	CALLE DE MARIA		1959	Wexler & Harrison	Mid-century Modern	Contributor		5B
1366	W	CALLE DE MARIA		1956	Wexler & Harrison	Mid-century Modern	Contributor	William Bogess house; interior decoration by Mr. Bogess, assisted by Arthur Elrod.	5B
1387	W	CALLE DE MARIA		1958		Mid-century Modern	Contributor		5D3
1433	W	CALLE DE MARIA		1960		Mid-century Modern	Contributor		5D3
1115		DEEP WELL	RD	1955		Ranch	Non-contributor		6Z
901	E	DEEP WELL	RD	1977		Mid-century Modern	Non-contributor		6Z
960	E	DEEP WELL	RD	1956			Not Visible		7R
965	E	DEEP WELL	RD	1953		Ranch	Non-contributor		6Z
1010	E	DEEP WELL	RD	1955			Not Visible		7R
1025	E	DEEP WELL	RD	1953		Ranch	Non-contributor		6Z
1055	E	DEEP WELL	RD	1974		Mid-century Modern	Contributor		5D3
1076	E	DEEP WELL	RD	1956		Ranch	Contributor	In the 1960s, home to retired executive Abe L. Levin.	5D3
1077	E	DEEP WELL	RD	1953		Ranch	Contributor		5D3
1085	E	DEEP WELL	RD	1955		Mid-century Modern	Non-contributor		6Z
1094	E	DEEP WELL	RD	1954		Ranch	Contributor		5D3

Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1100	E	DEEP WELL	RD	1957		Ranch	Non-contributor		6Z
1135	E	DEEP WELL	RD	1955		Mid-century Modern	Non-contributor		6Z
1224	E	DEEP WELL	RD	1963		No style	Non-contributor		6Z
1225	E	DEEP WELL	RD	1955		Mid-century Modern	Contributor		5D3
1277	E	DEEP WELL	RD	1958		Ranch	Contributor		5D3
1333	E	DEEP WELL	RD	1961		Mid-century Modern	Contributor		5D3
1363	E	DEEP WELL	RD	1955		Mid-century Modern	Not Visible		7R
1411	E	DEEP WELL	RD	1957		Mid-century Modern	Not Visible		7R
1475	E	DEEP WELL	RD	1955		Ranch	Non-contributor		6Z
1270	W	DEEP WELL	RD	1960		Mid-century Modern	Contributor		5D3
1130	E	DEEPWELL	RD	1963		Regency Revival, Late	Contributor		5D3
1345	E	DEEPWELL	RD	1955		Ranch	Contributor		5D3
1010		DRIFTWOOD	DR	1957		No style	Non-contributor		6Z
1021		DRIFTWOOD	DR	c. 1965		Mid-century Modern	Non-contributor		6Z
1043		DRIFTWOOD	DR	1977		Late Modern	Non-contributor		6Z
1052		DRIFTWOOD	DR	1959		Mid-century Modern	Not Visible		7R
1085		DRIFTWOOD	DR	1956		Mid-century Modern	Non-contributor		6Z
1086		DRIFTWOOD	DR	1957		Mid-century Modern	Not Visible		7R

Deepwell Estates

NUMBER	DIR STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1106	DRIFTWOOD	DR	1966		Regency Revival, Late	Contributor	Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances.	5D3
1111	DRIFTWOOD	DR	1955		Mid-century Modern	Contributor		5D3
1130	DRIFTWOOD	DR	1956		Mid-century Modern	Contributor		5D3
1131	DRIFTWOOD	DR	1955	Sackley, Stan	Mid-century Modern	Contributor		5D3
1160	DRIFTWOOD	DR	1967		Mid-century Modern	Contributor		5D3
1177	DRIFTWOOD	DR	1961		Mid-century Modern	Contributor		5D3
1200	DRIFTWOOD	DR	1985		Other	Non-contributor		6Z
1221	DRIFTWOOD	DR	1969		Mid-century Modern	Non-contributor		6Z
1279	DRIFTWOOD	DR	1954		Mid-century Modern	Contributor		5D3
1306	DRIFTWOOD	DR	1958		Mid-century Modern	Non-contributor		6Z
1317	DRIFTWOOD	DR	1959		Mid-century Modern	Non-contributor		6Z
1323	DRIFTWOOD	DR	1956	Clark, John Porter	Mid-century Modern	Non-contributor	In 1967, Oscar-winning actor William Holden established his permanent residence here. Residence has been substantially altered.	6Z
1324	DRIFTWOOD	DR	1958		Mid-century Modern	Contributor		5D3
1355	DRIFTWOOD	DR	1956		Mid-century Modern	Contributor		5D3
1375	DRIFTWOOD	DR	2001		Other	Non-contributor		6Z

Deepwell Estates

NUMBER	DIR STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code	
1386		DRIFTWOOD	DR	1956		Mid-century Modern	Non-contributor	6Z	
1400		DRIFTWOOD	DR	1961		Mid-century Modern	Contributor	5D3	
1440		DRIFTWOOD	DR	1955		Mid-century Modern	Contributor	5D3	
1441		DRIFTWOOD	DR	1956		Mid-century Modern	Contributor	5D3	
1486		DRIFTWOOD	DR	2008		Mid-century Modern	Non-contributor	6Z	
1487		DRIFTWOOD	DR	1955		Mid-century Modern	Contributor	5D3	
1515		DRIFTWOOD	DR	1955		Mid-century Modern	Non-contributor	6Z	
1520		DRIFTWOOD	DR	1956		Ranch	Contributor	5D3	
1010		MANZANITA	AVE	1977		Late Modern	Non-contributor	6Z	
1056		MANZANITA	AVE	1957		Not visible	Not Visible	7R	
1075		MANZANITA	AVE	1964	Dody, Bill	Mid-century Modern	Contributor	By 1968, home of Nat Burkett, prominent Democrat and retired executive Innes Shoe Corporation. According to Estate, Loretta Young lived here in the 1990s.	5D3
1129		MANZANITA	AVE	1956		Mid-century Modern	Non-contributor	6Z	
1130		MANZANITA	AVE	1959		Ranch	Non-contributor	6Z	

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NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1195		MANZANITA	AVE	1970		Ranch	Non-contributor		6Z
1200		MANZANITA	AVE	1982		Other	Non-contributor		6Z
1201		MANZANITA	AVE	1958		Mid-century Modern	Non-contributor		6Z
1240		MANZANITA	AVE	1965		Mid-century Modern	Contributor		5D3
1297		MANZANITA	AVE	1954		No style	Non-contributor		6Z
1298		MANZANITA	AVE	1966		Mid-century Modern	Not Visible		7R
1315		MANZANITA	AVE	1956		Not visible	Not Visible		7R
1350		MANZANITA	AVE	1959		Mid-century Modern	Contributor		5D3
1355		MANZANITA	AVE	1977		Late Modern	Non-contributor		6Z
1380		MANZANITA	AVE	1956		Mid-century Modern	Contributor		5D3
1440		MANZANITA	AVE	1956		Mid-century Modern	Not Visible		7R
1441		MANZANITA	AVE	1970		Ranch, Modern	Non-contributor		6Z
1488		MANZANITA	AVE	2006		Other	Non-contributor		6Z
1516		MANZANITA	AVE	1956		Other	Non-contributor	Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances.	6Z
1088	S	MANZANITA	AVE	1962		Ranch	Contributor		5D3
1100	S	MANZANITA	AVE	1981		Other	Non-contributor		6Z
1180	S	MANZANITA	AVE	1958		Mid-century Modern	Not Visible		7R
1255	S	MANZANITA	AVE	1960		Mid-century Modern	Contributor		5D3
1509		MANZANITA	AVE	1958		Mid-century Modern	Contributor		5D3
1515		MANZANITA	AVE	1958		Mid-century Modern	Not Visible		7R
1109	E	MESQUITE	AVE	1957		Mid-century Modern	Non-contributor		6Z

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NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1127	E	MESQUITE	AVE	1961		Mid-century Modern	Non-contributor		6Z
1139	E	MESQUITE	AVE	1956		Mid-century Modern	Not Visible		7R
1155	E	MESQUITE	AVE	1961		Mid-century Modern	Contributor		5D3
1177	E	MESQUITE	AVE	1954		Mid-century Modern	Contributor		5D3
1415		OCOTILLO	AVE	1957		Mid-century Modern	Contributor		5D3
1		PALOMINO	RD	1953		Ranch	Contributor		5D3
3		PALOMINO	RD	1954		Ranch	Non-contributor		6Z
4		PALOMINO	RD	1953		Ranch	Non-contributor		6Z
5		PALOMINO	RD	1954		Ranch	Non-contributor		6Z
6		PALOMINO	RD	1972		Regency, Late	Contributor		5D3
7		PALOMINO	RD	1953		Ranch	Non-contributor		6Z
9		PALOMINO	RD	1954		Ranch	Contributor		5D3
11		PALOMINO	RD	1953		Ranch	Not Visible		7R
13		PALOMINO	RD	1953		Ranch	Not Visible		7R
14		PALOMINO	RD	1953		Ranch	Non-contributor		6Z
15		PALOMINO	RD	1954		Ranch	Non-contributor		6Z
1009		PASEO DE MARCIA		1954		Ranch	Not Visible		7R
1012		PASEO DE MARCIA		1955		Mid-century Modern	Contributor		5D3
1060		PASEO DE MARCIA		1957		Mid-century Modern	Contributor		5D3
1063		PASEO DE MARCIA		1965		Ranch, Modern	Contributor		5D3

Deepwell Estates

NUMBER	DIR STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1091	PASEO DE MARCIA		1955		Mid-century Modern	Non-contributor		6Z
1120	PASEO DE MARCIA		1958		Mid-century Modern	Contributor		5D3
1121	PASEO DE MARCIA		1953		Mid-century Modern	Non-contributor		6Z
1146	PASEO DE MARCIA		1975		Late Modern	Non-contributor		6Z
1147	PASEO DE MARCIA		1955		No style	Non-contributor		6Z
1189	PASEO DE MARCIA		1964		Mid-century Modern	Contributor		5D3
1190	PASEO DE MARCIA		1970		Late Modern	Non-contributor		6Z
1221	PASEO DE MARCIA		1954		Mid-century Modern	Contributor		5D3
1250	PASEO DE MARCIA		1963		Mid-century Modern	Non-contributor		6Z
1322	PASEO DE MARCIA		1958		Mid-century Modern	Not Visible		7R
1325	PASEO DE MARCIA		c. 1960		Mid-century Modern	Contributor		5D3
1346	PASEO DE MARCIA		1956		Mid-century Modern	Contributor		5D3
1347	PASEO DE MARCIA		1956		Ranch	Contributor		5D3
1366	PASEO DE MARCIA		1960		Mid-century Modern	Contributor		5D3
1377	PASEO DE MARCIA		1962		Ranch	Non-contributor		6Z
1380	PASEO DE MARCIA		1954		Mid-century Modern	Contributor		5D3
1410	PASEO DE MARCIA		1962		Ranch, Japanese-influenced	Contributor		5B
1411	PASEO DE MARCIA		1961		Mid-century Modern	Contributor	Home of Edward Kadlac, retired executive from the Du Pont Corporation.	5D3
1430	PASEO DE MARCIA		1960		Mid-century Modern	Contributor		5D3
1433	PASEO DE MARCIA		1954		Not visible	Not Visible		7R

Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1475		PASEO DE MARCIA		1955	Sackley, Stan	Mid-century Modern	Non-contributor		6Z
1484		PASEO DE MARCIA		1954		Mid-century Modern	Non-contributor		6Z
1515		PASEO DE MARCIA		1958		Ranch	Contributor		5D3
1522		PASEO DE MARCIA		1960		Mid-century Modern	Contributor		5D3
1533		PASEO DE MARCIA		1957		Not visible	Not Visible		7R
1560		PASEO DE MARCIA		1954		Mid-century Modern	Contributor		5D3
1094	S	PASEO DE MARCIA		1956		Mid-century Modern	Contributor		5D3
1251	S	PASEO DE MARCIA		1957		Mid-century Modern	Contributor		5D3
3		PINTO	RD	1953		Not visible	Not Visible		7R
5		PINTO	RD	1957		Ranch	Contributor		5D3
1008		SAGEBRUSH	RD	1966		Mid-century Modern	Contributor		5D3
1011		SAGEBRUSH	RD	1954			Not Visible		7R
1040		SAGEBRUSH	RD	1957		Mid-century Modern	Contributor		5D3
1061		SAGEBRUSH	RD	1961		Mid-century Modern	Contributor		5D3
1090		SAGEBRUSH	RD	1959		Mid-century Modern	Contributor		5D3
1095		SAGEBRUSH	RD	1955		Ranch	Contributor		5D3
1124		SAGEBRUSH	RD	1956		Mid-century Modern	Contributor		5D3
1127		SAGEBRUSH	RD	2009		Other	Non-contributor		6Z
1149		SAGEBRUSH	RD	1956		Mid-century Modern	Contributor		5D3
1150		SAGEBRUSH	RD	1958		Mid-century Modern	Contributor		5D3
1166		SAGEBRUSH	RD	1963		Mid-century Modern	Contributor		5D3

Deepwell Estates

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
1175		SAGEBRUSH	RD	1961		Mid-century Modern	Contributor		5D3
1201		SAGEBRUSH	RD	1983		Other	Non-contributor		6Z
1202		SAGEBRUSH	RD	1958		Mid-century Modern	Contributor		5D3
1240		SAGEBRUSH	RD	1954		Mid-century Modern	Contributor		5D3
1243		SAGEBRUSH	RD	1957		Mid-century Modern	Not Visible		7R
1300		SAGEBRUSH	RD	1966		Mid-century Modern	Contributor		5D3
1325		SAGEBRUSH	RD	1965	Sackley, Stan	Mid-century Modern	Contributor	Featured in <i>Playboy</i> magazine as a "Playboy Pad."	5B
1330		SAGEBRUSH	RD	1957		Mid-century Modern	Non-contributor		6Z
1350		SAGEBRUSH	RD	1954		Mid-century Modern	Not Visible		7R
1365		SAGEBRUSH	RD	1968		Mid-century Modern	Not Visible		7R
1375		SAGEBRUSH	RD	1954		Mid-century Modern	Contributor		5D3
1380		SAGEBRUSH	RD	1958		Mid-century Modern	Contributor		5D3
1401		SAGEBRUSH	RD	1955		Mid-century Modern	Contributor		5D3
1414		SAGEBRUSH	RD	1988		Other	Non-contributor		6Z
1457		SAGEBRUSH	RD	1957		Ranch	Non-contributor		6Z
1480		SAGEBRUSH	RD	1954		Mid-century Modern	Non-contributor		6Z
1495		SAGEBRUSH	RD	1968		Mid-century Modern	Non-contributor		6Z
1517		SAGEBRUSH	RD	1959		Mid-century Modern	Contributor		5D3
1522		SAGEBRUSH	RD	1960		Ranch	Non-contributor		6Z
1552		SAGEBRUSH	RD	1956		Mid-century Modern	Contributor		5D3
1555		SAGEBRUSH	RD	1991		Other	Non-contributor		6Z
1349	S	SAGEBRUSH	RD	1957		Mid-century Modern	Non-contributor	Home to Jerry Lewis in the mid-1960s.	6Z
1462	S	SAGEBRUSH	RD	1996		Other	Non-contributor		6Z
1540	S	SAGEBRUSH	RD	1954		Ranch	Non-contributor		6Z

Deep Well Ranch Estates Historic District



LEGEND

- CONTRIBUTOR
- NON-CONTRIBUTOR
- NOT VISIBLE
- INDIVIDUALLY ELIGIBLE
- DISTRICT BOUNDARY



El Rancho Vista Estates

NAME	El Rancho Vista Estates Historic District
ANALYSIS	71 total properties; 48 contributors; 67% contributing
STATUS CODE	3S/3CS/5S3
BOUNDARY DESCRIPTION	El Rancho Vista Estates is bounded by Vista Chino on the north, the south side of Chia Road on the south, North Gene Autry Trail on the east, and the west side of Via Roberto Miguel on the west. This boundary represents Phases I and II of El Rancho Vista Estates, designed by architects Wexler & Harrison.
PHYSICAL DESCRIPTION	El Rancho Vista Estates has a strong sense of time and place. It is composed of one-story, single-family residences designed in the Mid-century Modern architectural style by architects Wexler & Harrison. Wexler & Harrison placed a variety of rooflines including gable, butterfly, and flat throughout the curved streets of the development to give the neighborhood a dynamic architectural cadence. Variations in concrete block pattern were also used to give each house an individual look. The district is characterized by curving streets with sidewalks, landscaped parkways, mature trees, and dramatic rooflines, which give the neighborhood a dynamic appearance.
PERIOD OF SIGNIFICANCE	1960-1964
APPLICABLE CRITERIA	A/1/3, C/3/4,5 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs (1945-1969)
THEME	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
STATEMENT OF SIGNIFICANCE	The El Rancho Vista Estates Historic District is eligible for listing in the National Register, the California Register, and as a local historic district. It is significant under Criterion A/1/3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city, and for its association with important merchant-builder Roy Fey. It is significant under Criterion C/3/4,5 as an excellent and intact collection of Mid-century Modern residential architecture designed by prominent local architects Wexler & Harrison. It is the first residential subdivision designed by the firm.
DEVELOPMENT HISTORY	In 1960 Roy Fey, one of Palm Springs' most prolific developers and builders, looked eastward from the village and established the tract that would become El Rancho Vista Estates (1960-61, Wexler & Harrison). The "Barbara Tract," as it is officially known on the tract maps, was developed in three quick, successive phases from north to south, and included a street named after the developer himself (Avenida Fey). The development sat virtually isolated in the northeastern part of Palm Springs. The potential historic district comprises Phases I and II of the development, reflecting the portion designed by Wexler & Harrison.

	<p>Seeing the potential of what the Alexander Construction Company was doing with modern architecture in housing tracts, Fey engaged the local architecture firm Wexler & Harrison to design homes in El Rancho Vista Estates. The subdivision was the first single-family tract development by Donald Wexler and Richard Harrison in Palm Springs. Similar to the Alexander developments, the architects for El Rancho Vista Estates placed a variety of rooflines including gable, butterfly, and flat throughout the curved streets of the development to give the neighborhood a dynamic architectural cadence. Variations in concrete block pattern were also used to give each house an individual look.</p> <p>Three basic floor plans included three-bedroom/two bath and two-bedroom/two bath versions with family rooms, priced at \$16,995.¹ Buyers also received a “golfing membership in the nearby Ranch Club at no additional cost.”² A furnished model home was located at 3200 East Vista Chino—likely the present-day parcel located at the southwest corner of Vista Chino and Via Roberto Miguel. These homes were marketed to Los Angeles residents as part of the “Balanced Power Homes” program by the Southern California Gas Company that positioned the combined use of gas and electric power as less expensive than “All Electric Homes” that were popular in Southern California during the period.³</p>
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¹ “Classified Ad 15,” *Los Angeles Times*, April 27, 1962, D14.

² “Advertisement,” *Desert Sun*, May 7, 1960.

³ Display Ad 312, *Los Angeles Times*, March 11, 1962, P15.



Context View on Avenida Fey Norte



Context View on Avenida Fey Norte



3395 E. Camino Rojos



3472 E. Camino Rojos



3666 E. Camino Rojos



3452 Avenida Fey Norte

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3399		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3421		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3452		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3474		AVENIDA FEY NORTE		1961; 2006	Wexler & Harrison	Mid-century Modern	Contributor	3D
3475		AVENIDA FEY NORTE		c. 1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3500		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3511		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3550		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3551		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3576		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3577		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3588		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3589		AVENIDA FEY NORTE		c. 1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3622		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3623		AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3667		AVENIDA FEY NORTE		1963	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3690		AVENIDA FEY NORTE		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3691		AVENIDA FEY NORTE		1959	Wexler & Harrison	Mid-century Modern	Contributor	3D

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3420	E	AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3666	E	AVENIDA FEY NORTE		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3395	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3420	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3472	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3477	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3510	E	CAMINO ROJOS		1959	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3552	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3555	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3570	E	CAMINO ROJOS		1959	Wexler & Harrison	Mid-century Modern	Contributor	3D
3573	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3585	E	CAMINO ROJOS			Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3588	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3600	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3607	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3663	E	CAMINO ROJOS			Wexler & Harrison	Mid-century Modern	Contributor	3D
3666	E	CAMINO ROJOS		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3694	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3695	E	CAMINO ROJOS		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3351	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3352	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3390	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3393	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3440	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3445	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3466	E	PASEO BARBARA		c. 1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3467	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3488	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3489	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3522	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3523	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3555	E	PASEO BARBARA		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
3556	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3597	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3598	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3622	E	PASEO BARBARA		c. 1960	Wexler & Harrison	Mid-century Modern	Contributor	3D

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Evaluation	Status Code
3625	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
3663	E	PASEO BARBARA		2002	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3666	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3676	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
3677	E	PASEO BARBARA		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
1521		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
1543		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
1552		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Not Visible	7R
1555		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Contributor	3D
1565		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
1593		VIA ROBERTO MIGUEL		1964	Wexler & Harrison	Mid-century Modern	Contributor	3D
1594		VIA ROBERTO MIGUEL		1961	Wexler & Harrison	Mid-century Modern	Non-contributor	6Z
1622		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	No style	Non-contributor	6Z
1627		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
1633		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Not Visible	7R
1659		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D
1673		VIA ROBERTO MIGUEL		1960	Wexler & Harrison	Mid-century Modern	Contributor	3D

El Rancho Vista Estates Historic District

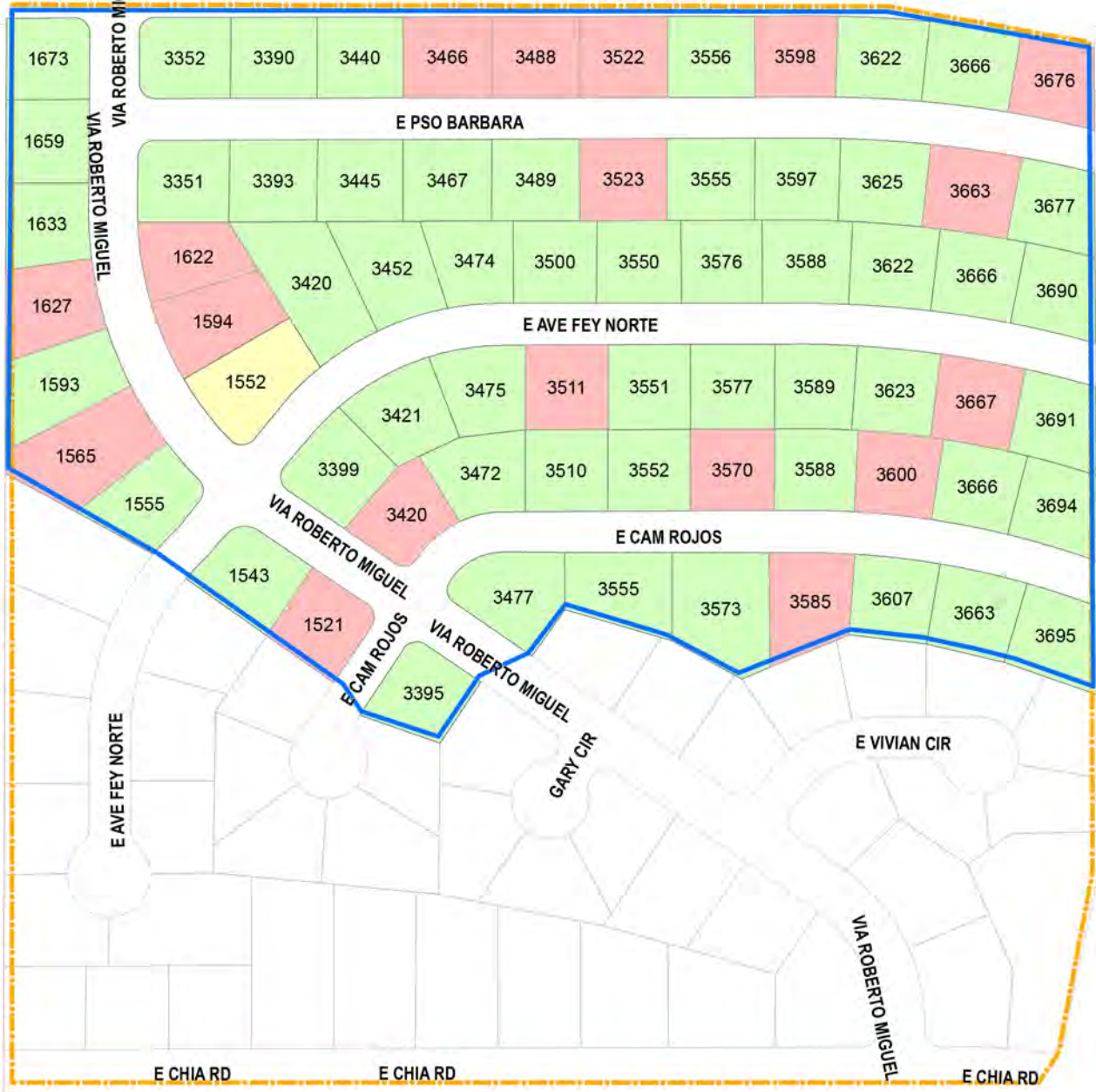
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LEGEND

- CONTRIBUTOR
- NON-CONTRIBUTOR
- NOT VISIBLE
- INDIVIDUALLY ELIGIBLE
- DISTRICT BOUNDARY
- TRACT BOUNDARY



Las Palmas Summit

NAME	Las Palmas Summit Historic District
ANALYSIS	20 total properties; 15 contributors; 75% contributing
STATUS CODE	5S3
AGUA CALIENTE INDIAN RESERVATION	Yes; Located in the Agua Caliente Indian Reservation Section 10
BOUNDARY DESCRIPTION	Las Palmas Summit is bounded by the north side of Capistrano Court and the south side of Dolores Court on the north, the west side of Los Robles Drive on the west, Via Vadera on the south, and the east side of Capistrano Court and Friar Court on the east. This boundary encompasses the original tract boundary.
PHYSICAL DESCRIPTION	Las Palmas Summit is a small development immediately adjacent to Vista Las Palmas. The district is composed of a single north-west street and two cul-de-sacs. The district is characterized by shallow setbacks and mature palm trees; there are no sidewalks. Residences in the district are one-story, designed in the Mid-century Modern and Ranch architectural styles.
PERIOD OF SIGNIFICANCE	1962-1963
APPLICABLE CRITERIA	Local Criterion 3,4,5 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs (1945-1969)
THEME	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
STATEMENT OF SIGNIFICANCE	The Las Palmas Summit Historic District is eligible for local designation as a historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city. It is significant under local Criterion 4/5 as a good and intact collection of Mid-century Modern and Ranch-style residential architecture designed by architect Charles E. DuBois.
DEVELOPMENT HISTORY	In October of 1962, Las Palmas Summit a tract of twenty homes including the, was developed by Alexander Construction Company partner Joseph C. Dunas. Advertisements for the homes differentiated them from other Palm Springs offerings by evoking popular culture's increasing interest in Hawaii as a vacation destination: "Where island living meets desert living, the "all seasons" home designed for year round living." Sales agent, "Aloha-Bob Paine" was on hand to provide "Hawaiian Hospitality." ¹ According to author James R. Harlan, 1211 Los Robles was likely the model home for the development. ²

¹ "Aloha Las Palmas Summit Ad," *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

² James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 34.



Context View on Capistrano Ct



Context View on Los Robles Dr.



1050 Capistrano Ct.



1269 Los Robles Dr.




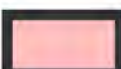


1287 Los Robles Dr.

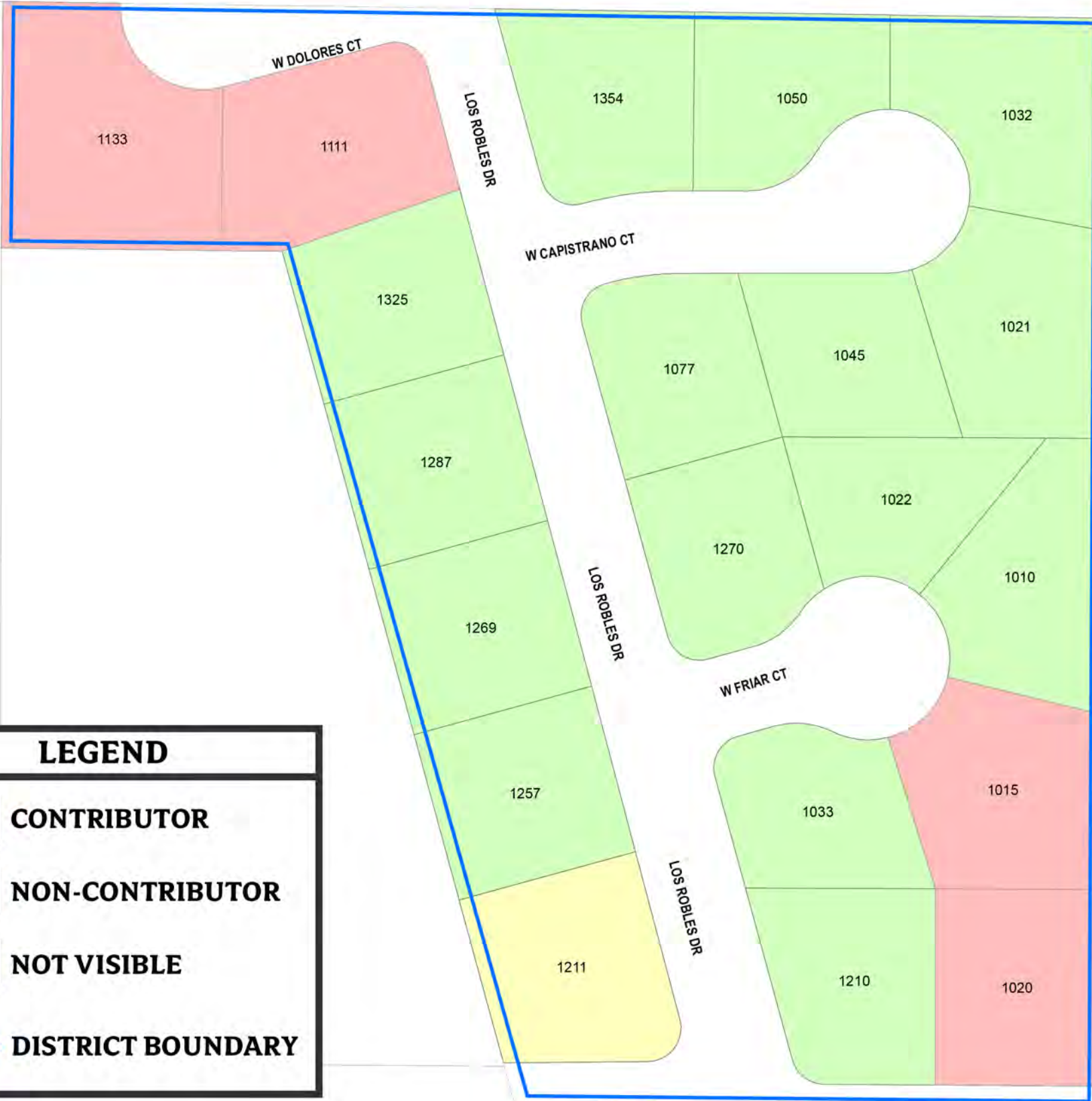


1325 Los Robles Dr.

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1021		CAPISTRANO	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1032		CAPISTRANO	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1045		CAPISTRANO	CT	1962	Dubois, Charles E.	Ranch	Contributor		Yes	10	5D3
1050	W	CAPISTRANO	CT	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1077	W	CAPISTRANO	CT	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1111		DOLORES	CT	1973			Non-contributor		Yes	10	6Z
1133		DOLORES	CT	1962	Dubois, Charles E.	Mid-century Modern	Non-contributor		Yes	10	6Z
1010		FRIAR	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1015		FRIAR	CT	1963	Dubois, Charles E.	Ranch	Non-contributor		Yes	10	6Z
1022		FRIAR	CT	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1033		FRIAR	CT	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1210		LOS ROBLES	DR	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1211		LOS ROBLES	DR	1963	Dubois, Charles E.	Ranch	Not visible	Model home per James R. Harlan, <i>The Alexanders: A Desert Legacy</i>	Yes	10	7R
1257		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1269		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1270		LOS ROBLES	DR	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1287		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1325		LOS ROBLES	DR	1962	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1354		LOS ROBLES	DR	1963	Dubois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
1020		VIA VADERA		1963	Dubois, Charles E.	Mid-century Modern	Non-contributor		Yes	10	6Z

Las Palmas Summit Historic District

LEGEND	
	CONTRIBUTOR
	NON-CONTRIBUTOR
	NOT VISIBLE
	DISTRICT BOUNDARY



VIA VADERA

VIA VADERA

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N ROSE AVE

N ROSE AVE

Racquet Club Road Estates

NAME	Racquet Club Road Estates Historic District
ANALYSIS	401 total properties; 169 contributors; 42% contributing
STATUS CODE	5S3
AGUA CALIENTE INDIAN RESERVATION	Yes; Located in the Agua Caliente Indian Reservation Section 2
BOUNDARY DESCRIPTION	Racquet Club Road Estates is bounded by Francis Drive and the north side of Lindsey Drive to the north, the south side of Glen Circle, Racquet Club Road, and Via Escuela to the south, Avenida Caballeros south of Racquet Club Road, and Aurora Drive north of Racquet Club Road; the western boundary extends almost to Indian Canyon Drive. This boundary encompasses each of the Racquet Club Road Estates tract's six phases of development.
PHYSICAL DESCRIPTION	Racquet Club Road Estates evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. Racquet Club Road Estates features a series of streets and cul-de-sacs of 100-foot wide lots. Homes in the district are post-and-beam construction in the Mid-century Modern style. Five different rooflines (butterfly, gable, low-pitch gable, side-gable, and flat) incorporated a street-facing carport and breezeway into the design, creating a series of long, low horizontal elevations to the street. Specific combinations of floor plan and roofline were laid out on each parcel.
PERIOD OF SIGNIFICANCE	1959-1962
APPLICABLE CRITERIA	Local Criterion 3,4,5 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs (1945-1969)
THEME	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
STATEMENT OF SIGNIFICANCE	Racquet Club Road Estates (or a distinct portion) may be eligible for local designation as a historic district. Although the tract overall has a low percentage of contributors at 42%, Racquet Club Road Estates maintains a strong sense of time and place. It is significant under local Criterion 3 as the largest Palm Springs development by the Alexander Construction Company, who played a significant role in the development of Palm Springs after the war. It is significant under local Criterion 4/5 for its Mid-century Modern architecture designed by the prominent firm Palmer & Krisel.
DEVELOPMENT HISTORY	Racquet Club Road Estates was, by far, the largest Palm Springs development by the Alexander Construction Company. The irregularly-shaped development, punctuated by Victoria Park and a school, was first developed at the northwest end, then the southeast, then the southwest, and finishing in the summer of 1960 to the northeast – just in time for the beginning of the 1960-61 season. The Alexanders turned to Palmer & Krisel for

	<p>the Mid-century Modern post-and-beam designs. In the sales brochure, they were billed as the “nationally famous architectural firm of Palmer & Krisel.”¹ Of course, proximity to the legendary Racquet Club and views of the mountains were also key selling points.</p> <p>Using the super-efficient square plan, Krisel devoted the full expanse of the rear of the plan to living and dining space and moved the kitchen to the center of the plan. According to author James Harlan, two basic floor plans were used at the development and two additional plans were experimented with and abandoned.² A later marketing brochure for the development shows a plan with a kitchen now integrated into the living-dining space at the rear of the plan.</p> <p>Five different rooflines (butterfly, gable, low-pitch gable, side-gable, and flat) incorporated a street-facing carport and breezeway into the design creating a series of long, low horizontal elevations to the street. Clerestory windows captured mountain views to the west. Palmer & Krisel laid out the specific combinations of floor plan and roofline on each parcel for maximum privacy, views, and to maintain an engaging visual architectural cadence from the street.</p> <p>Model homes for the development included 325 Francis Drive and 289 Racquet Club Road (Palmer & Krisel architects, interiors by Arthur Elrod, landscape design by Don Crabtree). Sales were brisk and a marketing brochure for later phases of the development read, “Here your neighbors will number among them world famous personalities in the entertainment, business and professional world – people who have complete freedom of choice.”³</p> <p>Racquet Club Estates received national attention in the architectural trade press with a feature in the June 1961 issue of <i>House and Home</i>. The development also earned several awards, including the National Home Builders Association Award of Merit, 1961.</p>
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¹ Racquet Club Estates Sales Brochure, www.racquetclubestates.com (accessed January 2015).

² James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 38.

³ Racquet Club Road Estates Brochure, Private Collection of Donna Sherwood. www.racquetclubestates.com (accessed January 10, 2011).



Context View on E. Spencer



400 S Glen Cir.



2398 N. Starr Rd.



2154 George Dr.



970 E Racquet Club Rd.



2131 N. Roberto Dr.

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2333		ACE	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2334		ACE	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2360		ACE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
1080	E	ADOBE	WAY	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1102	E	ADOBE	WAY	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
1150	E	ADOBE	WAY	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1155	E	ADOBE	WAY	1962	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
1187	E	ADOBE	WAY	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1188	E	ADOBE	WAY	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
600		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
605		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
650		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
651		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
666		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
679		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
680		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
697		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
717		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
750		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
753		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
783		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
784		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
809		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
837		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
840		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
891		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
909		ALEXANDER	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
971		ALEXANDER	WAY	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2111		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2125		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2149		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2217		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2251		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2311		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2349		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2391		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
2415		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2453		AVENIDA CABALLEROS		1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
2475		AVENIDA CABALLEROS		1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2510	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2536	N	AVENIDA CABALLEROS		1962	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2552	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2572	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2590	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2610	N	AVENIDA CABALLEROS		c. 2014		Non-contributor		Yes	2	6Z
2622	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2650	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2696	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2730	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2786	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2792	N	AVENIDA CABALLEROS		1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2808		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2811		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2832		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2839		DAVIS	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2870		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2889		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2918		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2929		DAVIS	WAY	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2970		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2981		DAVIS	WAY	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
309		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
315		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
320		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
387		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
388		DESERT HOLLY	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
406		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
421		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
465		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
471		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
480		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
515		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
575		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
576		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
420		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
520		DESERT HOLLY	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
307		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
321		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
322		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
385		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
388		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
402		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
403		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
444		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
461		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
475		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
484		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
506		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
511		DESERT WILLOW	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
578		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
579		DESERT WILLOW	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2311		DUANE	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2312		DUANE	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2340		DUANE	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2341		DUANE	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2366		DUANE	RD	1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
2384		DUANE	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
791		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
801		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
829		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
889		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor		Yes	2	6Z
925		FRANCIS	DR	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
969		FRANCIS	DR	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1033		FRANCIS	DR	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
1077		FRANCIS	DR	1961	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
1105		FRANCIS	DR	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
1163		FRANCIS	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1191		FRANCIS	DR	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
325	E	FRANCIS	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
377	E	FRANCIS	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
419	E	FRANCIS	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
455	E	FRANCIS	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
483	E	FRANCIS	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
505	E	FRANCIS	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
589	E	FRANCIS	DR	1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
805		GARDEN	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
810		GARDEN	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
845		GARDEN	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
862		GARDEN	RD	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
891		GARDEN	RD	1960	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
914		GARDEN	RD	1960	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
915		GARDEN	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
969		GARDEN	RD	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
980		GARDEN	RD	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
52		GEM	CIR	1962	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
53		GEM	CIR	1962	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
54		GEM	CIR	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
55		GEM	CIR	1962	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z
56		GEM	CIR	1962	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2107		GEORGE	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2108		GEORGE	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2117		GEORGE	DR	1959	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z
2118		GEORGE	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2126		GEORGE	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2129		GEORGE	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2154		GEORGE	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2155		GEORGE	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2171		GEORGE	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2172		GEORGE	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
312	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
352	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
360	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
379	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
380	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
408	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
409	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
443	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
444	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
483	N	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
490	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
512	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
555	N	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
311	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
345	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
371	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
384	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
389	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
400	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
401	S	GLEN	CIR	1959	Palmer & Krisel	Not visible	Side gable	Yes	2	6Z
440	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
461	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
488	S	GLEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
491	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
554	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
577	S	GLEN	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
811		GRACE	CIR	1960	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
814		GRACE	CIR	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
859		GRACE	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
860		GRACE	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
911		GRACE	CIR	1960	Palmer & Krisel	Not visible	Front gable	Yes	2	6Z
914		GRACE	CIR	1961	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
944		GRACE	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
969		GRACE	CIR	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
812		JANET	CIR	1960	Palmer & Krisel	Not visible	Flat	Yes	2	6Z
813		JANET	CIR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
888		JANET	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
889		JANET	CIR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
914		JANET	CIR	1961	Palmer & Krisel	Not visible	Front gable	Yes	2	6Z
915		JANET	CIR	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
945		JANET	CIR	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
946		JANET	CIR	1961	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2535		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2550		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2553		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2575		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2578		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2587		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2590		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2605		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2616		KITTYHAWK	DR	c. 1962	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2631		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2644		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2653		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2666		KITTYHAWK	DR	1962	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2681		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2690		KITTYHAWK	DR	1962	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2745		KITTYHAWK	DR	1961	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2793		KITTYHAWK	DR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
327		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
381		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
390		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
404		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
407		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
450		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
455		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor		Yes	2	6Z
488		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
489		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
503		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
504		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
581		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
303		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
326		LAUREL	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
580		LAUREL	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
320		LINDSEY	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
374		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
410		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
454		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
500		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
566		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
482		LINDSEY	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
590		LINDSEY	DR	2001		Non-contributor		Yes	2	6Z
57		LUNA	CIR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
58		LUNA	CIR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
59		LUNA	CIR	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
60		LUNA	CIR	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
61		LUNA	CIR	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2545		MCCARN	RD	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2551		MCCARN	RD	1960	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2570		MCCARN	RD	1961	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z
2573		MCCARN	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2603		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2626		MCCARN	RD	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2627		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2650		MCCARN	RD	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2659		MCCARN	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2671		MCCARN	RD	1960	Palmer & Krisel	Contributor		Yes	2	5D3
2692		MCCARN	RD	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2695		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2785		MCCARN	RD	1960	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
2602	N	MCCARN	RD	1961	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2733	N	MCCARN	RD	1960	Palmer & Krisel	Contributor	Flat	Yes	2	6Z
2233		MILBEN	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2290		MILBEN	CIR	1959	Palmer & Krisel	Not visible		Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1083		PADUA	WAY	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1115		PADUA	WAY	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
1154		PADUA	WAY	1962	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
1155		PADUA	WAY	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
1170		PADUA	WAY	1962	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
1177		PADUA	WAY	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
841		RACQUET CLUB	RD	1987 (tax assessor); c. 1960 (visual observation)	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
289	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
301	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
302	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
385	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
386	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
411	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
412	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
438	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
439	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
490	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
491	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
515	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
516	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
565	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
566	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
585	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Side gable	Yes	2	6Z
595	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
601	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
655	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
675	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
703	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
757	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
795	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
796	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
805	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
806	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
844	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
896	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
897	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
910	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
915	E	RACQUET CLUB	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
970	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
1050	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
1082	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1100	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
1154	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Not visible	Side gable	Yes	2	6Z
1186	E	RACQUET CLUB	RD	1960	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z
2105	N	ROBERTO	DR	1998		Non-contributor		Yes	2	6Z
2106	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2130	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2131	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2160	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2169	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2184	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2189	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2190	N	ROBERTO	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2195	N	ROBERTO	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2332		ROCK	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2335		ROCK	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2378		ROCK	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
603		SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
755		SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
889		SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
600	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
653	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
656	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
681	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
688	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
712	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
715	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
724	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
766	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
781	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
792	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
797	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
810	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
835	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
850	E	SPENCER	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
888	E	SPENCER	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2411		STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2101	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2110	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2186	N	STARR	RD	2005		Non-contributor		Yes	2	6Z
2272	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2294	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2310	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2332	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2370	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2398	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2410	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2500	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2522	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2544	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2560	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2590	N	STARR	RD	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2610	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2636	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2652	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2680	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2696	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2730	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2788	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2812	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2815	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2841	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2842	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2888	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2895	N	STARR	RD	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
2910	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2917	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2975	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2978	N	STARR	RD	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2980	N	STARR	RD	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
804		SUNAIR	RD	1961	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
821		SUNAIR	RD	1961	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
828		SUNAIR	RD	1960	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
869		SUNAIR	RD	1961	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
890		SUNAIR	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
909		SUNAIR	RD	1961	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
912		SUNAIR	RD	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
939		SUNAIR	RD	1961	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
968		SUNAIR	RD	1960	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2808		SUNNY VIEW	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2828		SUNNY VIEW	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2876		SUNNY VIEW	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2950		SUNNY VIEW	DR	1959	Palmer & Krisel	Not visible	Flat	Yes	2	6Z
2976		SUNNY VIEW	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
305		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
324		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
329		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
392		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
393		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
405		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front	Yes	2	6Z
408		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
454		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Front	Yes	2	5D3
457		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
483		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
486		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	Architect	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
502		SYCAMORE	CIR	1959	Palmer & Krisel	Non-contributor	Front	Yes	2	6Z
505		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
589		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
590		SYCAMORE	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2365		TRAIL	CIR	1960	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2372		TRAIL	CIR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2390	N	TRAIL	CIR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2333	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2334	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2344	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2369	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2399	N	VIA MIRALESTE		1959	Palmer & Krisel	Contributor	Side gable	Yes	2	5D3
2409	N	VIA MIRALESTE		1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2809		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Flat	Yes	2	6Z
2840		WYMAN	DR	1959	Palmer & Krisel	Contributor	Flat	Yes	2	5D3
2845		WYMAN	DR	1959	Palmer & Krisel	Contributor	Front gable	Yes	2	5D3
2875		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2890		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Butterfly	Yes	2	6Z
2930		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2949		WYMAN	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2977		WYMAN	DR	1959	Palmer & Krisel	Non-contributor	Front gable	Yes	2	6Z
2980		WYMAN	DR	1959	Palmer & Krisel	Contributor	Butterfly	Yes	2	5D3
2810	E	WYMAN	DR	1959	Palmer & Krisel	Not visible	Butterfly	Yes	2	6Z

Racquet Club Road Estates Historic District



LEGEND

- CONTRIBUTOR
- NON-CONTRIBUTOR
- NOT VISIBLE
- DISTRICT BOUNDARY
- PHASING BOUNDARY

Sunmor Estates/Enchanted Homes

NAME	Sunmor Estates/Enchanted Homes Historic District
ANALYSIS	157 total properties; 98 contributors; 62% contributing
STATUS CODE	5S3
BOUNDARY DESCRIPTION	The Sunmor Estates/Enchanted Homes Historic District comprises two neighboring tracts. The boundaries of the district are E. Amado Road and the north side of E. Plaimor Avenue to the north, Andreas Road to the south, the east side of Airline Drive to the east, and the east side of N. Sunset Way to the west. This boundary encompasses the original tract boundaries for Sunmor Estates and Enchanted Homes.
PHYSICAL DESCRIPTION	The Sunmor Estates/Enchanted Homes Historic District evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. The tract was designed in the Mid-century Modern architectural style with homes featuring multiple roof designs (flat, shed, butterfly, and low-pitch gable) and exterior materials such as stone and concrete block. Mature palm trees and shallow setbacks characterize the district. It also features several "Tie Down" or hardstand stations for aircrafts associated with World War II.
PERIOD OF SIGNIFICANCE	1955-1959
APPLICABLE CRITERIA	Local Criterion 3,4,5 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs (1945-1969)
THEME	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
STATEMENT OF SIGNIFICANCE	The Sunmor Estates/Enchanted Homes Historic District is eligible for designation as a local historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city, and for its association with the Alexander Construction Company. It is significant under local Criterion 4/5 for its Mid-century Modern architecture designed by the prominent firms of Wexler & Harrison (in the original Sunmor tract).
DEVELOPER	A.R. Simon and Merrill Brown (Sunmor Estates); Alexander Construction Company (Enchanted Homes)
ARCHITECT	Wexler & Harrison (Sunmor Estates)
DEVELOPMENT HISTORY	During WWII, the area now occupied by Sunmor Estates was part of the Palm Springs Army Airfield as a site for several "Tie Down" or hardstand stations for aircraft. ¹ In 1955 the local Sands Realty and Development Corporation consisting of Abram Robert (A.R.) Simon and Merrill Brown subdivided the first phase of Sunmor Estates, a 55-parcel tract

¹ Historic Site Preservation Board #40 Plaque.

	<p>including the eastern portion of Playmor Avenue and Livmor Avenue, Morsun Circle, and Arline Drive.² Simon was a realtor in the city and Merrill Brown was a Judge in the Indio Superior Court.³</p> <p>The vision for Sunmor Estates appears to have been much larger than the reality. <i>The Los Angeles Times</i> reports the venture as a “\$50,000 project.”⁴ The July-August issue of the <i>Villager</i> describes the development as 213-acres, and the tract map refers to the area as “Sunmor Estates No. 1;” however, no subsequent tracts were ever registered. A 1955 <i>Villager</i> advertisement identifies areas of planned future construction north of Tahquitz Canyon (formerly McCallum Way) almost as far west as Sunrise Way; and south of Tahquitz Canyon as far south as Ramon Road. Yet only the initial twenty acres were built out, and Simon’s plan to follow the initial 55 homes with 100 more was never realized.⁵ Sunmor Estates was notable for its paved streets and rolled curbs, which were not standard in Palm Springs developments subdivided before the war. Sunmor Estates was envisioned by A.R. Simon as part of a combination residential and commercial development with a modern, \$10,000,000, 22-acre landscaped pedestrian mall and shopping center at Tahquitz Canyon and Ferrell Drive.⁶</p> <p>Local builder Robert “Bob” Higgins was engaged to build “a neighborhood of affordable modernist tract homes.”⁷ Sunmor Estates included two-, three-, and four-bedroom plans.⁸ According to the <i>Palm Springs Villager</i>, Wexler & Harrison designed the Mid-century Modern-style homes.⁹ The post-and beam homes featured colored rock roofs, extra-wide overhangs, large expanses of glass and sliding glass doors, and large covered patios.¹⁰ Simon fought the City of Palm Springs to be able to plant and maintain palm trees in the Sunmor Estates tract, and eventually won.</p> <p>Although Sunmor Estates was clearly envisioned as a series of tract homes, ads tout the houses as “individually designed and decorated.”¹¹ Ads also suggest that the developers were willing to sell unimproved property in the subdivision. In 1957, the Sunmor Estates property was sold to fellow developers George and Robert Alexander of the Alexander</p>
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² Although Sunmor Estates is often colloquially referred to as including The Alexander Company houses developed as the Enchanted Homes tract, this sub-theme refers only to the original Sunmor Estates homes.

³ Judge Merrill Brown would later be one of three judges criticized for the handling of Agua Caliente lands in the late 1960s, “Equal Rights for Agua Caliente Indians Asked,” *Los Angeles Times*, June 1, 1968, B1.

⁴ “Palm Springs Home Project,” *Los Angeles Times*, June 26, 1955, F15.

⁵ “Palm Springs Home Project,” *Los Angeles Times*, June 25, 1955, F15.

⁶ “Center Planned at Resort City,” *Los Angeles Times*, August 17, 1958, F12.

⁷ Sunmor Neighborhood, www.sunmorestates.com/#!about/cjn9 (accessed December 5, 2014).

⁸ Additional research is needed to confirm the number of models, plans, and layout of the development.

⁹ *Palm Springs Villager*, July-August, 1955.

¹⁰ Sunmor Estates Advertisement, *Palm Springs Villager*, October, 1955, 4.

¹¹ Sunmor Estates Advertisement, *Palm Springs Villager*, September, 1955, 9.

	<p>Construction Company; the property became part of the Alexander’s adjacent Enchanted Homes tracts (subdivided in 1957).¹²</p> <p>The Enchanted Homes tract is located within the former Sunmor Estates which the Alexanders purchased from Sunmor developer A.R. Simon. It included three phases of Alexander development between December 1957 and February 1958. Phase one included the parcels along Andres Road and the four cul-de-sacs plus parcels to the east of Easmor Circle and along Farrell Drive north of Andreas Road. Phase two is bordered by Amado Road on the north, Andreas Road to the south, Farrell Drive to the east and Orchid Tree Lane to the West. Phase three is bordered by Amado Road on the north, Andreas Road on the South, Orchid Tree Lane on the east and Sunset Way on the west.</p> <p>Although sources have attributed these homes to Palmer and Krisel,¹³ the <i>Desert Sun</i> attributes phases two and three of this development to Richard R. Leitch (1922-2008).¹⁴ Krisel recalls designing the preliminary drawings for the homes, but Alexander Company executive Joe Dunas later removed him from the project.¹⁵ According to Krisel, the project was turned over to architect Anton Dalu (who was working in the Palm Springs area at the time as documented by the <i>Los Angeles Times</i>). Dalu’s involvement cannot be verified at this time. These Mid-century Modern style post-and-beam homes also featured multiple roof designs (flat, shed, butterfly, and low-pitch gable) and exterior materials such as stone and concrete block. A model home for the development is located at 2866 Livmor Avenue.</p> <p>These two tracts were evaluated as a single district due to the nature of their development; Wexler & Harrison’s original designs for Sunmor are interspersed with subsequent models designed for Enchanted Homes, effectively combining the two tracts into one, larger development.</p>
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¹² In his book *The Alexanders*, James R. Harlan refers to the Alexander development here as Sunmor Estates, rather than its official tract name Enchanted Homes. There is currently no evidence that the Alexanders ever marketed them under the Sunmor name.

¹³ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 44.

¹⁴ “Hold Open House for New Enchanted Homes Grouping,” *Desert Sun*, May 22, 1958, 7.

¹⁵ Email from William Krisel to Chris Menrad, January 2016.



206 N. Airline Dr.



2980 Plaimor Dr.



260 N. Airline Dr.



220 Morsun Cir.



238 N. Burton Way



216 Monterey Rd

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
204		AIRLANE	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
205		AIRLANE	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
206		AIRLANE	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
207		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
212		AIRLANE	DR	1959		Mid-century Modern	Non-contributor	Unknown plan; does not match floorplan for the Palmer & Krisel or	6Z
214		AIRLANE	DR	1956		Mid-century Modern	Non-contributor		6Z
215		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
226		AIRLANE	DR	1956	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
227		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
234		AIRLANE	DR	2011		Other	Non-contributor		6Z
235		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
260		AIRLANE	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
206		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
209		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
220		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
221		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
227		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
238		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
239		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
250		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
267		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
268		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
284		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
287		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
298		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
299		BURTON	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
226		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
251		BURTON	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
235		EASMOR	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
247		EASMOR	CIR	1958		Mid-century Modern	Non-contributor		6Z
255		EASMOR	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
265		EASMOR	CIR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
271		EASMOR	CIR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
222		EASMOR	CIR	1956		Mid-century Modern	Contributor		5D3
210		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
220		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
221		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
236		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
242		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
254		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
259		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
275		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
201		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
215		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
233		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
241		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
266		FARRELL	DR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
270		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
293		FARRELL	DR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
215		HELENA	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
216		HELENA	CIR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
233		HELENA	CIR	c. 1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
234		HELENA	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
211		JILL	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
212		JILL	CIR	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
222		JILL	CIR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
223		JILL	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
206		LESLIE	CIR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
207		LESLIE	CIR	1958	Wexler & Harrison	Mid-century Modern	Not Visible		7R
210		LESLIE	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
215		LESLIE	CIR	1958		Mid-century Modern	Not Visible		7R
2639	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2680	E	LIVMOR	AVE	1958	Wexler & Harrison, attr.	Mid-century Modern	Contributor		5D3
2685	E	LIVMOR	AVE	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
2705	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
2721	E	LIVMOR	AVE	1958		Mid-century Modern	Non-contributor		6Z
2722	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2740	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2749	E	LIVMOR	AVE	1957		Mid-century Modern	Non-contributor		6Z
2766	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2777	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2795	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2821	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2833	E	LIVMOR	AVE	1957		Mid-century Modern	Non-contributor		6Z
2840	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2850	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2865	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2866	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2970	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2987	E	LIVMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2991	E	LIVMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
201		LOUELLA	RD	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
202		LOUELLA	RD	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
209		LOUELLA	RD	1960		Mid-century Modern	Non-contributor		6Z
210		LOUELLA	DR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
215		LYN	CIR	1958	Wexler & Harrison	Mid-century Modern	Not Visible		7R
216		LYN	CIR	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
230		LYN	CIR	1958		Mid-century Modern	Non-contributor		6Z
231		LYN	CIR	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
202		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
203		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
216		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
217		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
222		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
223		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
232		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
235		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
247		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
266		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
271		MONTEREY	RD			Mid-century Modern	Non-contributor		6Z
280		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
285		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
292		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
297		MONTEREY	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
244		MONTEREY	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
215		MORSUN	CIR	1958		Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
219		MORSUN	CIR	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
220		MORSUN	CIR	1955		Mid-century Modern	Contributor		5D3
204		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
205		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
218		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
219		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
225		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
236		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
237		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
248		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
249		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
264		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
265		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
282		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
283		ORCHID TREE	LN	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
295		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
296		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
224		ORCHID TREE	LN	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
2701		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2702		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2719		PLAIMOR	AVE	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
2737		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2738		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2761		PLAIMOR	AVE	c. 1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
2762		PLAIMOR	AVE	c. 1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2780		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2787		PLAIMOR	AVE	1955	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2810		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2825		PLAIMOR	AVE	1963		Mid-century Modern	Non-contributor	Constructed in 1963; does not	6Z
2835		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2836		PLAIMOR	AVE	1958		Mid-century Modern	Non-contributor		6Z
2868		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
2912		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2927		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2928		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2980		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
2720		PLAIMOR	AVE	1959		Mid-century Modern	Non-contributor		6Z
2880		PLAIMOR	AVE	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
212		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
230		SUNSET	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
252		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
266		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z
278		SUNSET	WAY	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
282		SUNSET	WAY	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
286		SUNSET	WAY	1957	Wexler & Harrison	Mid-century Modern	Contributor		5D3
294		SUNSET	WAY	1958	Palmer & Krisel	Mid-century Modern	Non-contributor		6Z
212	N	SYBIL	RD	1956		Mid-century Modern	Non-contributor		6Z
224	N	SYBIL	RD	1956	Wexler & Harrison	Mid-century Modern	Non-contributor		6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
225	N	SYBIL	RD	1958	Wexler & Harrison	Mid-century Modern	Contributor		5D3
245	N	SYBIL	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3
246	N	SYBIL	RD	1958	Palmer & Krisel	Mid-century Modern	Contributor		5D3

Sunmor Estates Enchanted Homes Historic District

LEGEND

- CONTRIBUTOR
- NON-CONTRIBUTOR
- NOT VISIBLE
- INDIVIDUALLY ELIGIBLE
- DISTRICT BOUNDARY
- TRACT BOUNDARY



Twin Palms Estates

NAME	Twin Palms Estates Historic District
ANALYSIS	66 total properties; 40 contributors; 60% contributing
STATUS CODE	3S/3CS/5S3
AGUA CALIENTE INDIAN RESERVATION	Yes; Located in the Agua Caliente Indian Reservation Section 26
BOUNDARY DESCRIPTION	The Twin Palms Estates Historic District is bounded by the south side of E. Twin Palms Drive on the north, the south side of La Jolla Road on the south, the west side of Aquanetta Drive on the west, and the east side of Caliente Road on the east.
PHYSICAL DESCRIPTION	The Twin Palms Estates Historic District evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. The district is composed of one-story, single-family residences in the Mid-century Modern style. The designs employed a variety of rooflines, including butterfly, gable, and flat, to give the neighborhood a dynamic architectural cadence. The landscape design for the tract included several varieties of palm trees.
PERIOD OF SIGNIFICANCE	1957-1958
APPLICABLE CRITERIA	A/1/3, C/3/4,5 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs (1945-1969)
THEME	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
STATEMENT OF SIGNIFICANCE	The Twin Palms Estates Historic District is eligible for listing in the National Register, the California Register, and as a local historic district. It is significant under Criterion A/1/3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city. It is the first residential development in Palm Springs by the Alexander Construction Company. It is significant under Criterion C/3/4,5 as an excellent and intact collection of Mid-century Modern residential architecture designed by prominent architects Palmer & Krisel. William Krisel also served as the landscape architect for the project.
DEVELOPMENT HISTORY	The first Alexander Construction Company residential development in Palm Springs was Twin Palms Estates (a.k.a. Smoke Tree Valley Estates, El Camino Estates, and Royal Desert Estates). Twin Palms Estates was subdivided in 1955; the homes were constructed between 1957 and 1958 and designed by the architectural firm Palmer & Krisel. Krisel also served as the landscape architect for the development. ¹ Sited on 10,000 square foot lots and assembled on 40 x 40 foot concrete pads the tract of more than ninety homes was built in three phases: the first two in the Twin Palms Estates I and II tracts and the

¹ Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954.

	<p>third comprised 19 houses in the middle of the adjacent El Camino Tract in 1957.² Two variations (plans A and B) on essentially one square floor plan with a utility core at the center were offered; exterior options included several Mid-century Modern designs with several different rooflines (butterfly, gable, and flat). This provided construction efficiency, the appearance of individuality for the buyer, and an engaging visual architectural cadence for the streetscape of the neighborhood.³</p> <p>The square floor plan was key to Palmer & Krisel's economical work for the Alexanders in Palm Springs. After visiting a concrete tradesman, Krisel learned that a flat slab with only four corners would be the least expansive to construct. Although his Los Angeles designs were rectangles, Krisel remembers, "When I went to Palm Springs they became squares. Square was more efficient than a rectangle because it encompassed more square footage with the least amount of perimeter with four corners."⁴ Twin Palms received national recognition in the architectural trade press. It was lauded by <i>Progressive Architecture</i> in March of 1958 for artfully addressing the profession's issues with much postwar tract home design by flopping the plans, and using variations in orientation and fenestration to "...consciously minimize the tract look."⁵</p>
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² This number comes from the Harlan book and appears to include a branch of another tract.

³ Sian Winship, "Quality and Quantity: Architects Working for Developers in Southern California, 1960-1973 (MHP Thesis, University of Southern California, 2011), 192. This technique was a classic feature of Palmer & Krisel-designed developments, including Midland La Mirada (1955) in Fullerton, California that won the National Association of Home Builders Award (NAHB) of Merit in January 1956, as well as awards from the Home Building Institute and *American Builder* magazine.

⁴ "William Krisel Oral History, Interview and Transcription by John Crosse," 2009, 69.

⁵ "Speculative Builders Houses: Palm Springs, California." *Progressive Architecture*, March 1958, 146.



Context View on E. Twin Palms Dr. and Navajo Dr.



Context View on Apache Cir.



992 E. La Jolla Rd.



1005 E. La Jolla Rd.



984 E. La Jolla Rd.



1080 E. La Jolla Rd.

NUMBER	DIR	STREET	SUFFIX	YEAR BUILT	ARCHITECT	Architectural Style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1005		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1008		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1020		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1025		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1042		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Side gable	Yes	26	6Z
1070		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1086		APACHE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1835		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1847		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1852		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1860		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1865		APACHE	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1811		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1820		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1825		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1828		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1836		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	26	6Z
1837		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1850		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Side gable	Yes	26	6Z
1855		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
1860		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1871		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1872		AQUANETTA	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1881		AQUANETTA	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1826		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Not visible	Front gable	Yes	26	7R
1837		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1840		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1853		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1874		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1881		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
1882		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1890		CALIENTE	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
955	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
973	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
974	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
984	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
985	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D

NUMBER	DIR	STREET	SUFFIX	YEAR BUILT	ARCHITECT	Architectural Style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
991	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
992	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1002	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1005	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1020	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D
1027	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1043	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1044	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	26	6Z
1069	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1080	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1081	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1093	E	LA JOLLA	RD	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1821		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1829		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1835		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
1841		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
1861		NAVAJO	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Flat	Yes	26	6Z
1872		NAVAJO	CIR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1877		NAVAJO	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1890		NAVAJO	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Front gable	Yes	26	6Z
965		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
973		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Non-contributor	Butterfly	Yes	26	6Z
987		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1003		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Flat	Yes	26	3D
1025		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1041		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1067		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Butterfly	Yes	26	3D
1089		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Front gable	Yes	26	3D
1095		TWIN PALMS	DR	1957	Palmer & Krisel	Mid-century Modern	Contributor	Side gable	Yes	26	3D

Twin Palms Estates Historic District

E PALM CANYON DR

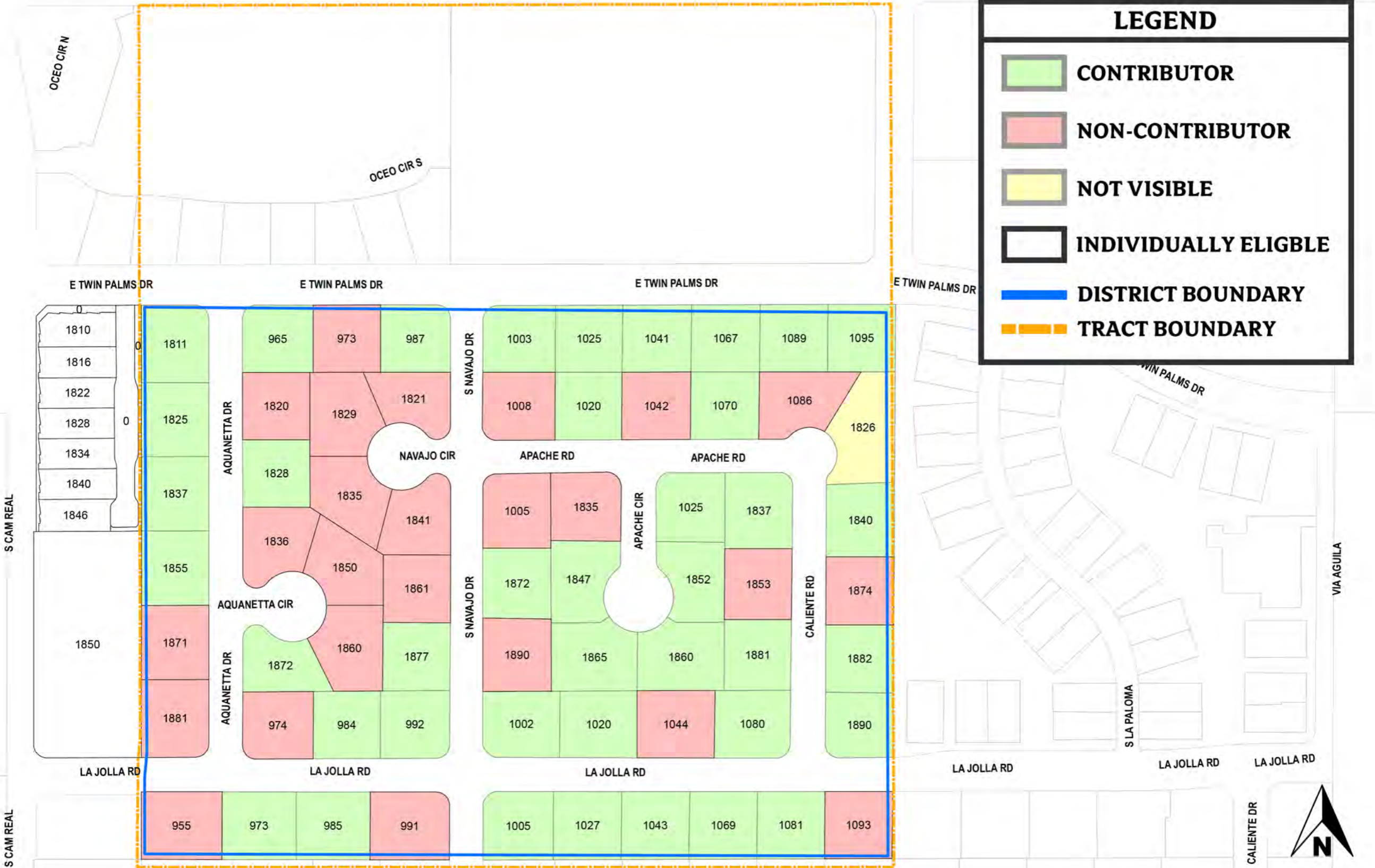
E PALM CANYON DR

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LEGEND

- CONTRIBUTOR
- NON-CONTRIBUTOR
- NOT VISIBLE
- INDIVIDUALLY ELIGIBLE
- DISTRICT BOUNDARY
- TRACT BOUNDARY



Vista Las Palmas

NAME	Vista Las Palmas Historic District
ANALYSIS	161 total properties; 79 contributors; 49% contributing
STATUS CODE	5S3
AGUA CALIENTE INDIAN RESERVATION	Yes; Located in the Agua Caliente Indian Reservation Section 10
BOUNDARY DESCRIPTION	The Vista Las Palmas Historic District is bounded by the north side of Via Las Palmas to the north, Via Monte Vista to the east, the south side of Regal Drive to the south, and the west side of Rose Avenue to the west. This boundary encompasses phases I, II, and III of the Vista Las Palmas tract development.
PHYSICAL DESCRIPTION	The Vista Las Palmas Historic District evokes a strong sense of time and place. Its cul-de-sac street pattern is consistent with planning principles from the postwar period, and the developers' original design intent is still evident. It is composed of one-story, single-family residences in the Mid-century Modern style.
PERIOD OF SIGNIFICANCE	1957-1961
APPLICABLE CRITERIA	Local Criterion 3,4,5 (District Criterion 6)
CONTEXT	Post-World War II Palm Springs (1945-1969)
THEME	Post-World War II Single-Family Residential Development / Mid-century Modern Architecture
STATEMENT OF SIGNIFICANCE	The Vista Las Palmas Historic District is eligible for designation as a local historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city, and for its association with the Alexander Construction Company. It is significant under local Criterion 4/5 for its Mid-century Modern architecture designed by Palmer & Krisel and Charles E. DuBois.
DEVELOPMENT HISTORY	In December of 1956, the Alexander Construction Company subdivided the first phase of Vista Las Palmas (1956-59). Because of its central location and adjacency to Las Palmas Estates, this development was targeted to a more upscale clientele than Twin Palms. Vista Las Palmas was developed in three phases and these phases appear to be loosely tied to their architectural heritage. The first phase, in 1956, is the northern portion of the development to the south side of Camino del Sur. Many of these designs are attributed to architect Charles E. DuBois. Phase II, in March of 1960 includes Rose Avenue and the southwestern bend of Abrigo Road with houses all attributed to Palmer & Krisel. Phase III

	<p>was subdivided in 1959 and included Fairview, Tuxedo, and Cornet Circle along with Regal Drive; these houses are also attributed to Palmer & Krisel.¹</p> <p>The three-bedroom plus maid's room designs for the Palmer & Krisel-designed homes in Vista Las Palmas included three rectangular floor plans and again, three versions of each plan.² One design included "...a striking porte-cochere option."³ Placement of the carport on these designs varied from street facing to at a right angle to the residence – contributing to a distinctive visual architectural cadence for this neighborhood. The designs feature long, low Mid-century Modern lines with varying rooflines of the butterfly, low-pitch, and folded plate. The model home was located at the corner of Via Las Palmas and Via Monte Vista. A second model home was located at 1215 Via Paraiso.⁴</p> <p>The DuBois-designed homes in Vista Las Palmas featured "...floorplans with the living rooms angled at forty-five degrees and complementary stone walls likewise extended at that angle."⁵ DuBois is also credited with the design of the "Swiss-Miss" houses that are dotted throughout Vista Las Palmas and its sister development to the south. These designs feature a distinctive A-frame roofline that project above the rooflines of the surrounding houses.</p>
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¹ Inexplicably, the tract map for Las Palmas Number 3 predates the map for Las Palmas Number 2.

² The rectangular floor plans for Vista Las Palmas did not accommodate the rotation of the plans as had been designed for Twin Palms.

³ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

⁴ A handwritten note by William Krisel in the Vista Las Palmas files at the Getty Research Institute indicates "the Las Palmas Model Home was Moved to Twin Palms." Another letter from William Krisel to Paul and Michael dated October 17, 2006 indicates the new address was 922 E. Anza Road. Flatfile 86.

⁵ Harlan, *The Alexanders: A Desert Legacy*, 34.



1111 Abrigo Rd.



740 Camino Sur



967 N. Coronet Cir



983 N. Coronet Cir.



833 Via Las Palmas



855 Via Las Palmas

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
0							Contributor	Tennis court associated with Robert Alexander House	Yes	10	5D3
0							Non-contributor		Yes	10	6Z
1067		ABRIGO	RD	1960	Palmer & Krisel	Mid-century Modern	Non-contributor	Model A2	Yes	10	6Z
1110		ABRIGO	RD	1958	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
1111		ABRIGO	RD	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C3	Yes	10	5D3
1134		ABRIGO	RD	1958		Mid-century Modern	Contributor		Yes	10	5D3
1139		ABRIGO	RD	1961	Palmer & Krisel	Mid-century Modern	Contributor	Model C2	Yes	10	5D3
1165		ABRIGO	RD	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
1168		ABRIGO	RD	1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1196		ABRIGO	RD	1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1197		ABRIGO	RD	1960	Palmer & Krisel	Mid-century Modern	Not visible		Yes	10	7R
1211		ABRIGO	RD	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1266		ABRIGO	RD	1959		Mid-century Modern	Contributor		Yes	10	5D3
1267		ABRIGO	RD	1959	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
1275		ABRIGO	RD	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1290		ABRIGO	RD	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1293		ABRIGO	RD	1979			Non-contributor		Yes	10	6Z
601	W	Camino Sur		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
697		Camino Sur		1957	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
733		Camino Sur		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
740		Camino Sur		1958	Palmer & Krisel	Mid-century Modern	Contributor	A plan, Ranch with Tiki roof	Yes	10	5D3
755		Camino Sur		1958	DuBois, Charles E.	Mid-century Modern	Contributor		Yes	10	5D3
797		Camino Sur		1958	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
815	W	Camino Sur		1958		Mid-century Modern	Contributor		Yes	10	5D3
845		Camino Sur		1958		Mid-century Modern	Contributor	May be a Charles DuBois design	Yes	10	5D3
879		Camino Sur		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
893		Camino Sur		1961		Mid-century Modern	Non-contributor		Yes	10	6Z
960	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
961	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
967	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model A1	Yes	10	5D3
968	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
972	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
979	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
983	N	CORONET	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	5D3
986	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
994	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
995	N	CORONET	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
967		FAIRVIEW	CIR	2010			Non-contributor		Yes	10	6Z
968		FAIRVIEW	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
973		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
976		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
984		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
987		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	5D3
992		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
995		FAIRVIEW	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1300		GRANITO	CIR	1959		Mid-century Modern	Contributor		Yes	10	5D3
1320		GRANITO	CIR	1959		Mid-century Modern	Not visible		Yes	10	7R
1366		GRANITO	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
1345		LADERA	CIR	1981			Non-contributor		Yes	10	6Z
1350		LADERA	CIR	1960	Palmer & Krisel	Mid-century Modern	Contributor	Robert Alexander House; Elvis Honeymoon House	Yes	10	5D3
1105		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1106		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1130		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1133		PASEO DERO		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
1166		PASEO DERO		1958		Mid-century Modern	Contributor		Yes	10	5D3
1177		PASEO DERO		1958		Mid-century Modern	Contributor		Yes	10	5D3
1180		PASEO DERO		1958	DuBois, Charles E.	Mid-century Modern	Non-contributor		Yes	10	6Z
623		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
677		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
699		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
707		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
759		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
793		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
820		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
855		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
879		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
888		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
903		REGAL	DR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
922		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
967		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
989		REGAL	DR	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B1	Yes	10	5D3
909		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
953		ROSE	AVE	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
960		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
965		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	5D3
968		ROSE	AVE	2000		Other	Non-contributor		Yes	10	6Z
972		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor	Model B3	Yes	10	5D3
977		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
981		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
984		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
996		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
999		ROSE	AVE	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1050	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1055	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C3	Yes	10	5D3
1077	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1078	N	ROSE	AVE	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1102		ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C1 with folded plate roof	Yes	10	5D3
1131	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1143	N	ROSE	AVE	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1148	N	ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1164	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor	Model C3	Yes	10	5D3
1165	N	ROSE	AVE	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
1189	N	ROSE	AVE	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
1190	N	ROSE	AVE	1960	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1222		ROSE	AVE	1960		Mid-century Modern	Non-contributor		Yes	10	6Z
1255	N	ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z

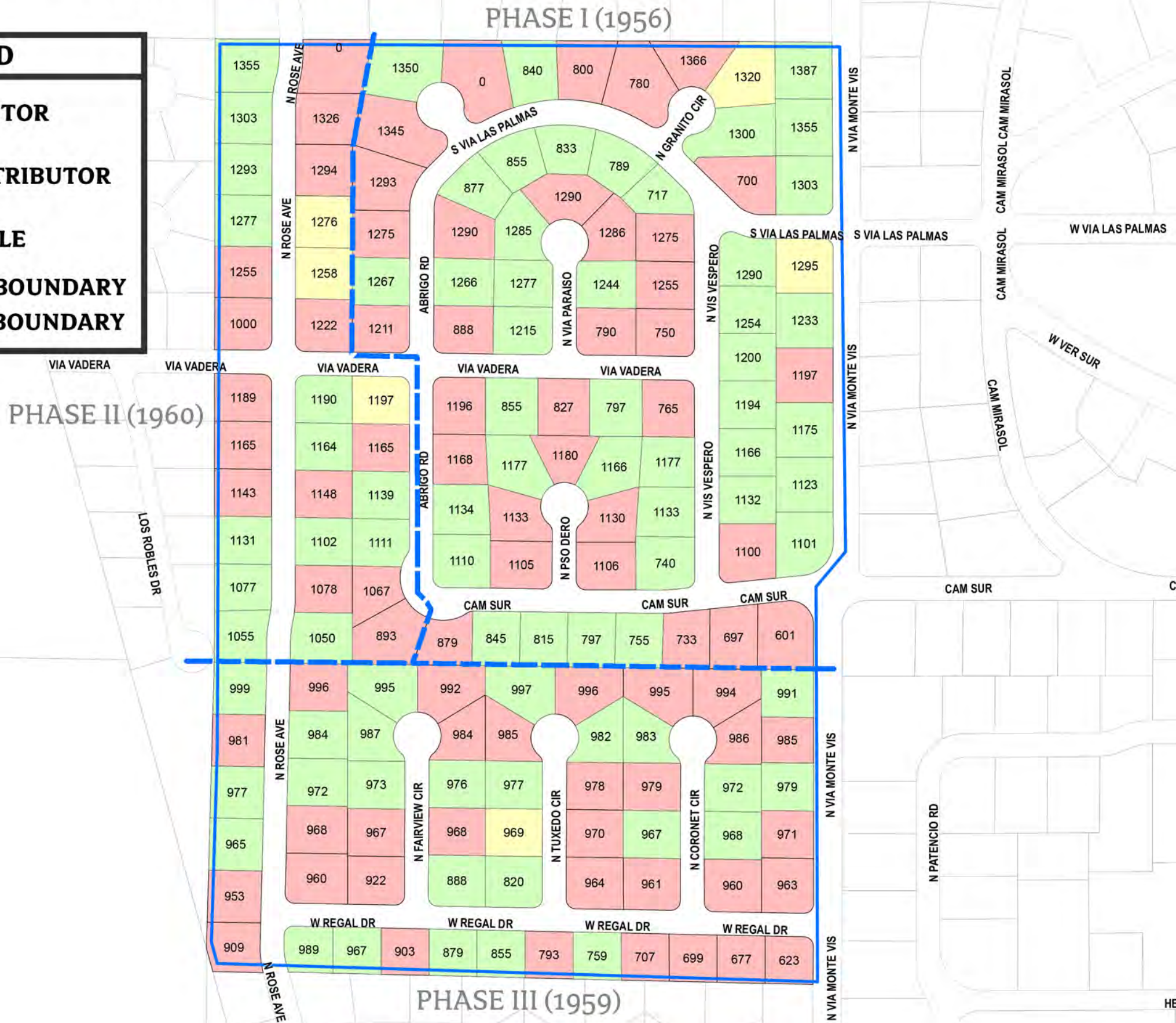
NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1258		ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Not visible		Yes	10	7R
1276		ROSE	AVE	1962	Palmer & Krisel	Mid-century Modern	Not visible		Yes	10	7R
1277	N	ROSE	AVE	1961		Mid-century Modern	Contributor		Yes	10	5D3
1293	N	ROSE	AVE	1961		Mid-century Modern	Contributor		Yes	10	5D3
1294		ROSE	AVE	1962	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1303	N	ROSE	AVE	1961		Mid-century Modern	Contributor		Yes	10	5D3
1326		ROSE	AVE	1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1355	N	ROSE	AVE	1961	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
964		TUXEDO	CIR	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
969		TUXEDO	CIR	1959		Mid-century Modern	Not visible		Yes	10	7R
970		TUXEDO	CIR	1959		Mid-century Modern	Non-contributor		Yes	10	6Z
977		TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
978		TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
982		TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
985		TUXEDO	CIR	1961		Mid-century Modern	Non-contributor		Yes	10	6Z
996	N	TUXEDO	CIR	1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
997		TUXEDO	CIR	1959		Mid-century Modern	Contributor		Yes	10	5D3
700		VIA LAS PALMAS		1959	DuBois, Charles E.	Mid-century Modern	Non-contributor	Swiss Miss	Yes	10	6Z
717		VIA LAS PALMAS		1959		Mid-century Modern	Contributor		Yes	10	5D3
780		VIA LAS PALMAS		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
789		VIA LAS PALMAS		1959		Mid-century Modern	Contributor		Yes	10	5D3
800		VIA LAS PALMAS		1977			Non-contributor		Yes	10	6Z
833		VIA LAS PALMAS		1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
840		VIA LAS PALMAS		1959		Mid-century Modern	Contributor		Yes	10	5D3
855		VIA LAS PALMAS		1959	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
877		VIA LAS PALMAS		1959		Mid-century Modern	Contributor	May be a Charles DuBois design	Yes	10	5D3
963	N	VIA MONTE VISTA		1959	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
971	N	VIA MONTE VISTA		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
979	N	VIA MONTE VISTA		1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
985	N	VIA MONTE VISTA		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
991	N	VIA MONTE VISTA		1959	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1101	N	VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Bermuda roof, porte-cochere Model C	Yes	10	5D3
1123	N	VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1175	N	VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Tiki roof	Yes	10	5D3

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural style	Resource Evaluation	Notes	AGUA CALIENTE INDIAN RESERVATION	AGUA CALIENTE INDIAN RESERVATION SECTION	Status Code
1197		VIA MONTE VISTA		1957		Mid-century Modern	Non-contributor		Yes	10	6Z
1233		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1295		VIA MONTE VISTA		1957		Mid-century Modern	Not visible		Yes	10	7R
1303		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Bermuda roof	Yes	10	5D3
1355		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor	Tiki roof	Yes	10	5D3
1387		VIA MONTE VISTA		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1215		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1244		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1277		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1285		VIA PARAISO		1959		Mid-century Modern	Contributor		Yes	10	5D3
1286		VIA PARAISO		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
1290		VIA PARAISO		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
750		VIA VADERA		1978			Non-contributor		Yes	10	6Z
765		VIA VADERA		1973			Non-contributor		Yes	10	6Z
790		VIA VADERA		1960		Mid-century Modern	Non-contributor		Yes	10	6Z
797		VIA VADERA		1958		Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
827		VIA VADERA		1958		Mid-century Modern	Non-contributor		Yes	10	6Z
855		VIA VADERA		1958		Mid-century Modern	Contributor		Yes	10	5D3
888		VIA VADERA		1959		Mid-century Modern	Non-contributor		Yes	10	6Z
1000		VIA VADERA		1961	Palmer & Krisel	Mid-century Modern	Non-contributor		Yes	10	6Z
1100		VISTA VESPERO		1957		Mid-century Modern	Non-contributor		Yes	10	6Z
1132		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor	A plan, Ranch with Tiki roof	Yes	10	5D3
1133		VISTA VESPERO		1958	DuBois, Charles E.	Mid-century Modern	Contributor	Swiss Miss	Yes	10	5D3
1166		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor	Bermuda roof	Yes	10	5D3
1177		VISTA VESPERO		1958		Mid-century Modern	Contributor		Yes	10	5D3
1194		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1200		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3
1254		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor	B plan with Tiki roof	Yes	10	5D3
1255		VISTA VESPERO		1983			Non-contributor		Yes	10	6Z
1275		VISTA VESPERO		1978			Non-contributor		Yes	10	6Z
1290		VISTA VESPERO		1957	Palmer & Krisel	Mid-century Modern	Contributor		Yes	10	5D3

Vista Las Palmas Historic District

LEGEND

- CONTRIBUTOR
- NON-CONTRIBUTOR
- NOT VISIBLE
- DISTRICT BOUNDARY
- PHASING BOUNDARY



Vista Santa Rosa

NAME	Vista Santa Rosa Historic District
STATUS CODE	5S3
BOUNDARY DESCRIPTION	The Vista Santa Rosa historic district is bounded by Ramon Road on the north, the east side of Calle Ajo on the west, Camino Parocela on the south, and Calle Santa Rosa on the east. This boundary represents the most intact portion of the tract. The eastern and southern portions of the Vista Santa Rosa tract (south of Camino Parocela and east of Calle Santa Rosa) has some vacant parcels, infill development, and altered properties; therefore it is not included as part of the historic district.
PHYSICAL DESCRIPTION	Vista Santa Rosa is composed primarily of one-story, single- and multi-family residences in the Spanish Colonial Revival and Hacienda Ranch styles. It is laid out on a typical grid plan, with mature trees and low masonry walls.
APPLICABLE CRITERIA	Local Criterion 3 (District Criterion 6)
CONTEXT	Palm Springs between the Wars (1919-1941)
THEME	Single-family Residential Development
STATEMENT OF SIGNIFICANCE	The Vista Santa Rosa Historic District is eligible for designation as a local historic district. It is significant under local Criterion 3 for its association with residential development in the City of Palm Springs in the pre-World War II era, reflecting an important period of growth in the city. It represents the most intact collection of prewar residential development in the city, and retains a sense of time and place.
DEVELOPMENT HISTORY	<p>In 1927, former Riverside County educator turned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa Rosa tract into 131 60 x100 foot parcels.¹ The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. With the exception of Camino Parocela (Paracelo), the streets in Vista Santa Rosa were each given a "Calle" street name. All street names remain as they appeared on the 1929 Sanborn map with the exception of Calle Abronia Aurita, which has been shortened to Calle Abronia.</p> <p>In 1960, Cree described the venture: "One day Nellie Coffman dropped by [my] office and wondered why [I] couldn't develop a subdivision for the town's working people."² "Well, we did," recalled Cree," and before we knew it, we were selling to people with lots of money who built nice homes."³ Lots were priced from \$300 to \$500. Cree's partner in the Vista Santa Rosa tract was John R.E. Chaffey (1901-1976),⁴ an investor in Smoke Tree Ranch as well as developer of the 1934 La Rambla tract (phases one through six) at the</p>

¹ The tract map for this development does not list Cree as an owner, however, various sources indicate Cree was the developer behind this early residential neighborhood. Add citation.

² "Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard," *Palm Springs Life*, December 14, 1960, 15.

³ "Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard," *Palm Springs Life*, December 14, 1960, 15.

⁴ *Riverside Community Book*, 439. Clippings File, Palm Springs Historical Society.

southeast corner of Tachevah Drive and Avenida Caballeros. Chaffey was also the founding publisher of the *Palm Springs Limelight*. Subdivided in 1927, by February of 1937, lots in the tract were almost entirely sold out and eleven homes were under construction.⁵ A review of the 1940 U.S. Census shows the Vista Santa Rosa tract sparsely populated mostly with the middle-class residents of the city.

The most prominent structure in Vista Santa Rosa was the Mira Monte Apartment-Hotel located at 235 East Ramon Road at the southeastern corner of Ramon and Indian Canyon Drive. The Spanish-styled Mira Monte was built in 1928 by Ralph Pomeroy and is credited as being an early design of Paul R. Williams. Aside from Paul R. Williams' Mira Monte, few structures in the Vista Santa Rosa tract have known architectural designers. While most of the designers are presently unknown, several of the homes in Vista Santa Rosa were built using unusual materials including the 1932 "Cobblestone Cottage" at 514 Calle Ajo and the Yankwich duplex residence at 522-524 Calle Encilia that was built using the Morterless Block Unit process in 1936.

Appointed to the Federal bench in 1935 by President Franklin D. Roosevelt, Judge Leon R. Yankwich was one of Vista Santa Rosa's most notable residents. Another judge, Wilbur F. Downs, a justice of the Long Beach Municipal Court, was also a resident during the same period. Other notable Vista Santa Rosa residents have included pioneering village building contractor Reg C. Jones; famed Palm Springs artist Paul Grimm; pioneer nurseryman Clarence C. "C.C." Neel; actress Virginia Rogers Laurel, former wife of comedian Stan Laurel; golf pro and realtor Mike Flavin; Emma Hathaway, former owner of the Los Arboles Apartment-Hotel; Lou Billington, owner of the Araby Stables and longtime manager of the Desert Inn Garage, Professor Ward B. Kindy of Stanford University; "Orchid King" Albert H. Burki; Dory Hart, owner-trainer of Gold Crown, the "King of the Palominos;" and the city's second treasurer, John Sprague Jr., among others. The Vista Santa Rosa tract was also the setting for both the first location of Neel's Nursery as well as the original location of the Chester "Cactus Slim" Moorten Cactus Museum. Both structures associated with these ventures are still extant in the tract.

⁵ "Rush Building to Meet Needs," *Palm Springs News*, February 27-March 5, 1936, 6.



535 Calle Santa Rosa



514 Calle Encilia



524 Calle Ajo



551 Calle Santa Rosa



515 Calle Santa Rosa



575 Calle Santa Rosa

Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
524		CALLE AJO		1934		Spanish Colonial Revival	Contributor	Longtime residence of Lou Billington who resided in the house from 1934 into the 1960s. Billington was the manager of the Desert Inn Garage. He began working at the Desert Inn in 1929. In 1941, the Billingtons purchased the Araby Stables near the Section 14 Airport. (Various including Desert Sun via Steve Vaught)	5D3
556		CALLE AJO		1936			Contributor		5D3
582		CALLE AJO		1936			Contributor		5D3
514		CALLE ENCILIA		1934		Spanish Colonial Revival	Contributor	Emma Hathaway, who resided at 514 Calle Encilia in the early 1940s, was the former owner of the Los Arboles Apartment-Hotel (Desert Sun via Steve Vaught)	5D3
519		CALLE ENCILIA		1939		Minimal Traditional	Contributor		5D3
533		CALLE ENCILIA		1934		Spanish Colonial Revival	Contributor		5D3
536		CALLE ENCILIA		1935		Spanish Colonial Revival	Contributor		5D3

Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
545		CALLE ENCILIA		1936		Spanish Colonial Revival	Contributor	Wilbur F. Downs, a municipal judge for the City of Long Beach, was a frequent winter resident in the village from at least 1934 until his death in 1953. (Desert Sun, Palm Springs News, etc. via Steve Vaught)	5D3
553		CALLE ENCILIA		1937		Spanish Colonial Revival	Contributor	A year after purchasing the Judge Downs residence at 545 Calle Encilia in 1936, Guy & Helen Sturgis purchased the vacant lot next door and built a duplex at 553-557 Calle Encilia. (Palm Springs News via Steve Vaught)	5D3
554		CALLE ENCILIA		1927		Spanish Colonial Revival	Contributor	Believed to be the first home constructed in Vista Santa Rosa Tract. Sylvia B. McHenry arrived in Palm Springs in 1927 and became a well known member of the community. During much of the 1930s, she worked as secretary to prominent valley realtor John G. Munholland. By 1939, she became secretary to Dr. Henry Reid of the Reid Sanitarium. (Sources: various via Steve Vaught)	5D3
564		CALLE ENCILIA		1954 (tax assessor); c. 1935 (visual observation)		Spanish Colonial Revival	Contributor	James W. Henderson and his wife Dorothy F. Henderson resided in the house from at least 1939 through 1944. Henderson was proprietor of the Richfield Service Station. In December 1944, the garage was destroyed by fire. (Various sources via Steve Vaught)	5D3

Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
572		CALLE ENCILIA		1936			Contributor	Lanier Martin, who resided in the house in 1939 along with his wife Vera Mae, was bell captain at the Desert Inn. (via Steve Vaught)	5D3
505		CALLE SANTA ROSA		1929		Ranch, Hacienda	Contributor	Peter B. Sheptenko was a well known desert realtor and head of Pioneer Realty. Helen Lash Visal was a musician who taught at the Nellie Coffman School and La Clase. (Via Steve Vaught)	5D3
515		CALLE SANTA ROSA		1936			Contributor		5D3
516		CALLE SANTA ROSA		1935		Spanish Colonial Revival	Contributor		5D3
523		CALLE SANTA ROSA		1929		Pueblo Revival	Contributor		5D3
524		CALLE SANTA ROSA		1929		Spanish Colonial Revival	Contributor	Dory Hart was owner-trainer of "King of the Palominos," Gold Crown, which was reported by the Desert Sun in 1951 to be "America's foremost high-schooled horse." Dory Hart troupe of trick riders and ropers. Dory Hart and Marthy Dory produced and performed in the Circuspades held at the Polo Grounds during the early 1950s. (Various sources via Steve Vaught)	5D3
535		CALLE SANTA ROSA		1937		Spanish Colonial Revival	Contributor		5D3
536		CALLE SANTA ROSA		1930		Spanish Colonial Revival	Contributor		5D3

Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
545		CALLE SANTA ROSA		1953 (tax assessor); c. 1935 (visual observation)		Spanish Colonial Revival	Contributor		5D3
550		CALLE SANTA ROSA		1934		Spanish Colonial Revival	Contributor		5D3
551		CALLE SANTA ROSA		1938		Spanish Colonial Revival	Contributor		5D3
575		CALLE SANTA ROSA		1937		Spanish Colonial Revival	Contributor	John B. Miller was representative of Arden Farms Dairy. Herb Mennell was a confectioner who operated the Fun in the Sun Candy Shop on Palm Canyon. (Via Steve Vaught)	5D3
201	E	RAMON	RD	1941		Minimal Traditional	Contributor	Constructed by sisters Jennie Lawson and Annie Plymire, formlery of 504 Vista de Oro in the Indian Trail Tract. Plymire was mother of H. Lawson Plymire, who owned the adjacent Mira Monte Apartment-Hotel.	5D3
534		CALLE AJO		1934			Non-contributor	Residence during the mid-1940s-1950s of Albert H. Burki, president of the Pittsburgh Cut Flower Co. and an internationally known expert on orchids. Declared in Desert Sun to be the "Orchid King." (Various sources i.e. Desert Sun, city Directories via Steve Vaught)	6Z
576		CALLE AJO		1936			Non-contributor		6Z

Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
504		CALLE ENCILIA		1934		Ranch	Non-contributor		6Z
522		CALLE ENCILIA		1936		Spanish Colonial Revival	Non-contributor	Léon René Yankwich (1888-1975) was a judge in the Los Angeles County Superior Court (1927-35) and in the U.S. District Court of the Southern District of California (1935-64). He presided over one of the first cases under the Smith Act, as well as cases involving the ownership of the Elk Hills oil fields, and the Hollywood 10. He also contributed many articles to law reviews and published books. (via OAC - Abstract of Judge Yankwich's papers held at the University of California, Los Angeles.	6Z
525		CALLE ENCILIA		1935		Spanish Colonial Revival	Non-contributor		6Z
548		CALLE ENCILIA		1950		Mid-Century Modern	Non-contributor		6Z
565		CALLE ENCILIA		1935		Spanish Colonial Revival	Non-contributor		6Z
571		CALLE ENCILIA		1952		Mid-Century Modern	Non-contributor		6Z

Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
582		CALLE ENCILIA		1938		Spanish Colonial Revival	Non-contributor	Residence owned by C.C. Moorten since at least 1946 was used during the early 1950s as the Chester (Cactus Slim) Moorten Cactus Museum. The gardener for the museum was listed as living in the rear part of the property at number "584" Calle Encilia. (Various including Desert Sun via Steve Vaught)	6Z
594		CALLE ENCILIA		1953		Mid-Century Modern	Non-contributor		6Z
next to 583		CALLE ENCILIA					Non-contributor		6Z
502		CALLE SANTA ROSA		1957		Minimal Traditional	Non-contributor		6Z
542		CALLE SANTA ROSA		1954		Minimal Traditional	Non-contributor	George L. Bond was superintendent of transportation for the Palm Springs Public School District. (via Steve Vaught)	6Z
567		CALLE SANTA ROSA		1936			Non-contributor	Charles Dill of Dill Lumber, which opened on Palm Canyon near Builder's Supply in 1934. Dill provided materials for a number of projects throughout the era including the Carnell Building. (Via Steve Vaught)	6Z
580		CALLE SANTA ROSA		1957		Minimal Traditional	Non-contributor		6Z
584		CALLE SANTA ROSA		1936			Non-contributor	Ellwood C. Windhurst was with the Nevada-California Electric Corporation. (Via Steve Vaught)	6Z

Vista Santa Rosa

NUMBER	DIR	STREET	SUFFIX	YEAR	ARCHITECT	Architectural Style	Evaluation	Notes	Status Code
585		CALLE SANTA ROSA		1936			Non-contributor	I.S. "Mike" Flavin was an important member of the Palm Springs community from the 1930s. He was an expert on golf who operated the Palm Springs Golf School and Driving Range at 466 South Indian Avenue (at Ramon) between 1935-1937. He had been the pro at both Idyllwild and the El Mirador. Clara Bow and her husband Rex Bell, Robert Woolsey, Paul Lukas and Chuck Morrison were among the Hollywood celebrities who came out to inaugurate the driving range. In 1937.	6Z
595		CALLE SANTA ROSA		1936			Non-contributor		6Z
596		CALLE SANTA ROSA		1956		Minimal Traditional	Non-contributor		6Z
333	E	RAMON	RD	1958		Vernacular commercial	Non-contributor		6Z
514		CALLE AJO		1932		Residential vernacular	Not Visible	Known during the 1930s as the Cobblestone Cottage, the house was also known as the Mc Farland Cottage after its owner, Elizabeth Mc Farland of Beverly Hills. Mc Farland sold the house in October 1936 and the following year it was sold again, this time to Ward B. Kindy and his wife. Professor Kindy was a member of the faculty of Stanford University where he taught electrical engineering. (Various sources via Steve Vaught)	7R
542		CALLE AJO		1933			Not Visible		7R

Vista Santa Rosa Historic District

